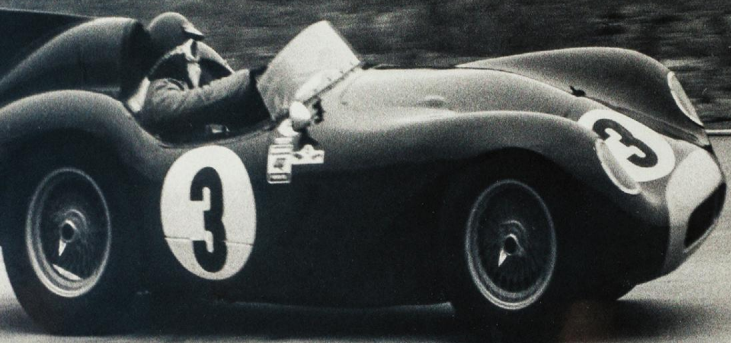


# The resident

September 2015



Chelsea couple  
Marissa & Matt Hermer's  
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Zaha Hadid, Philip Treacy & more share  
their childhood memories of design



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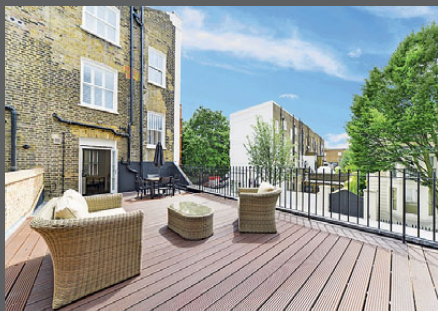
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Avon House (5th Floor), Kensington Village,  
Avonmore Road, London W14 8TS 020 7605 2200

**Publishing Director**  
Caroline Vernhettes

**Editor-in-Chief**  
Vicky Mayer

## EDITORIAL

**Group Editor** Mark Kebble  
[Mark.kebble@archant.co.uk](mailto:Mark.kebble@archant.co.uk)  
**Editor** Catherine McCabe  
[Catherine.mccabe@archant.co.uk](mailto:Catherine.mccabe@archant.co.uk)  
**Assistant Editor** Kat Hopps  
[Katherine.Hopps@archant.co.uk](mailto:Katherine.Hopps@archant.co.uk)  
**Property Editor** Karen Tait  
[Karen.tait@archant.co.uk](mailto:Karen.tait@archant.co.uk)  
**Art Director** Andrew Pye  
**Designer** Joseph Ross  
**Digital Editor** Jemima Boost  
**Acting Digital Editor** Katie Jones  
[Katie.jones@archant.co.uk](mailto:Katie.jones@archant.co.uk)

## ADVERTISING

**Commercial Director**  
Eddie Pearce  
020 7605 2286

### DISPLAY

**Advertising Sales Manager** Rachel Gilfillan  
[Rachel.gilfillan@archant.co.uk](mailto:Rachel.gilfillan@archant.co.uk)  
**Senior Account Manager** Robert Graham  
[Robert.graham@archant.co.uk](mailto:Robert.graham@archant.co.uk)  
**Classified Sales Executive** Kathryn Tolley  
[Kathryn.tolley@archant.co.uk](mailto:Kathryn.tolley@archant.co.uk)  
**Sales Support & Subscriptions** Dominique Quinlan  
[Dominique.quinlan@archant.co.uk](mailto:Dominique.quinlan@archant.co.uk)

### PROPERTY

**Central London Property Manager** Jade Bushell  
[Jade.bushell@archant.co.uk](mailto:Jade.bushell@archant.co.uk)  
**Property Sales Support** Jessica Bardini  
[Jessica.bardini@archant.co.uk](mailto:Jessica.bardini@archant.co.uk)

### DISTRIBUTION

**Logistics Manager** Ryan Michael  
[Ryan.michael@archant.co.uk](mailto:Ryan.michael@archant.co.uk)



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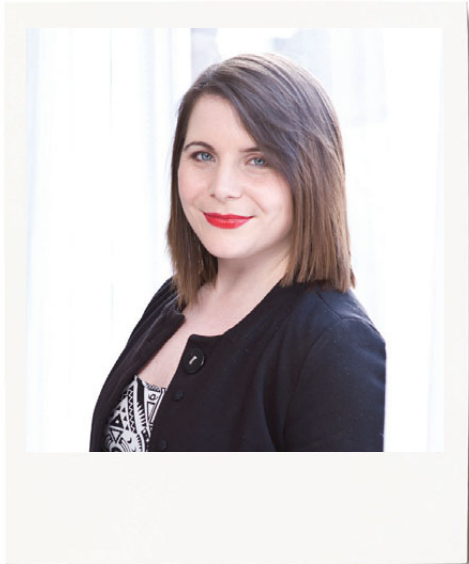
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# Letter from the EDITOR



**T**he first time I became aware of design, I was five-years-old and staring at the pattern on a tube seat. Those repetitive arrangements of primary blues and reds, floating triangles and squiggly lines – they just blew my tiny mind. I stared at it for what felt like hours, and swore I could see those geometric shapes begin to move; floating along the surface of the material like a game of Tetris. Getting the bus suddenly had a new allure, with each seat covered in that 70s motif of brown, yellow and black – rectangles stacked like Liquorice Allsorts. But like most childhood obsessions, it was temporary, and so the TFL moquettes never led me to a life in fashion or design.

This month, to celebrate the London Design Festival, some of the world's greatest creative thinkers share their earliest childhood recollections of design with Clare Farrow. On page 18, find out how the chicken feathers in Philip Treacy's hometown of Ahascragh, Co Galway sparked his interest in fashion. Read about architect Daniel Libeskind's life in Poland in the early 1950s, when he was amazed by the striking colours of propaganda reading material.

And if stories of determinant poultry feathers don't tickle your fancy, then head to page 14, where we speak to Chelsea couple Marissa and Matt Hermer about going into business together for the first time with Top Dog, their new Soho hot dog restaurant. Or try page 64, where you'll find Sudi Pigott eulogising the beauty of Sicilian food and get to know your granita from your caponata.

I hope you enjoy this issue.

*C. McCabe*

Catherine McCabe, Editor



What inspired the childhood minds of Zaha Hadid, Philip Treacy and Kengo Kuma? Find out on page 18



Tom Parker Bowles may love Australian food, but there's no place like home, page 61



Why 'anything goes' on this luxury trip to the Seychelles, page 66



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# ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH }



AI WEIWEI PHOTOGRAPHED BY HARRY PEARCE, PENTAGRAM

## EASTERN PROMISE

*Ai Weiwei returns to London with a new exhibition at the Royal Academy*

The influential Chinese contemporary artist Ai Weiwei will be taking over the main galleries of the Royal Academy from 19 September to 13 December with new and celebrated works, plus large-scale installations such as *Straight*, a 90-tonne sculptural installation of steel reinforced bars. Weiwei's political themes have caused huge controversy in China, so much so that he was unable to leave the country while preparing work for this exhibition. Happily, the artist has been granted permission to attend the show's opening.

Tickets £17.60, concessions available. 10am–6pm Sat–Thurs, 10am–10pm Friday, visit [royalacademy.org.uk](http://royalacademy.org.uk)



### Golden opportunity

The London Art Studies, a collection of inspiring, short and educational art courses and lectures, are exploring haute couture for the first time on 17 September at the Bulgari Hotel, Knightsbridge. Discovering some of the most momentous and celebrated collections in fashion history, this lecture looks into the era regarded as the 'Golden Age'.

For further information, visit [londonartstudies.com](http://londonartstudies.com)



Models posing in Christian Dior

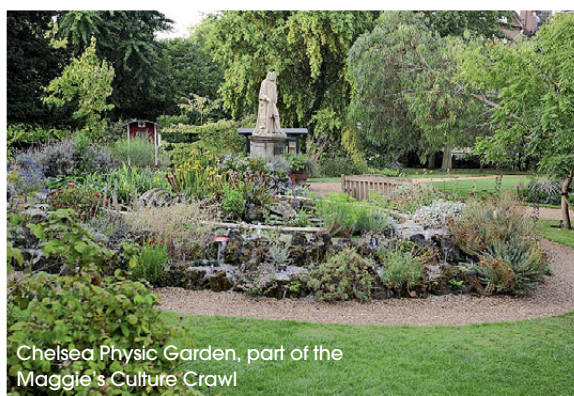
### Opening doors

Returning for its 23rd year, Open House London is the capital's largest annual festival of architecture and design. It's a city-wide celebration of the buildings, places and neighbourhoods where we live and work, with stand out sites ranging from the Foreign Office at Durbar Court (right) to No.10 Downing Street.

Find out more at [openhouselondon.org.uk](http://openhouselondon.org.uk)



See more September events at [theresident.co.uk](http://theresident.co.uk)



Chelsea Physic Garden, part of the Maggie's Culture Crawl

### JOURNEY OF DISCOVERY

Raising money to support people with cancer, a 15-mile night-walk around the City will take place on Friday 18 September. This event will offer walkers the chance to experience a cultural adventure in support of Maggie's charity. [maggiescentres.org/culturecrawlondon](http://maggiescentres.org/culturecrawlondon)





The Night the Sky Exploded, by Kris Williams

## Photo magic

Searing hot loops of plasma radiating from the edge of the Sun; star trails illuminating the night sky over a camper-lit Green Lake in the Hoover Wilderness of California; Comet Lovejoy sailing through the solar system in a green haze... The Insight Astronomy Photographer of the Year 2015, run by the Royal Observatory Greenwich, looks to be the most keenly contested yet. The awards are announced on 17 September, with an exhibition of winning images opening on 18 September.

See more at [rmg.co.uk](http://rmg.co.uk)

## EXCLUSIVE DISCOUNTS for resident readers

### A legend returns to London

Marking the 100 year anniversary since his birth, the legendary Frank Sinatra has returned to the same stage where he made his UK debut appearance 65 years ago at the London Palladium. A celebration of the entertainer's life, the show is a multi-media concert with rare video footage of the singer. Instead of featuring a nimble impersonator, the show, in the words of his daughter Nancy, is 'Frank doing Frank'. Add in a thrilling 24-piece orchestra and an impressive cast of dancers, together with show-stopping tunes including New York, Blue Moon and Come Fly With Me, and you've got the closest thing we can now get to the man himself.

**Sinatra will be on at the London Palladium for a limited run until Saturday 10 October 2015.**

Readers of *The Resident* can save 5% when booking with Shows in London via [theresident.co.uk/theatre](http://theresident.co.uk/theatre) or calling 020 3567 0620 and quoting *The Resident*



## APPLE OF THE EYE

The Magners Greenwich Comedy Festival returns from 16-20 September at the National Maritime Museum. As well as back to back performances from top comedians like Adam Buxton (left) and Ed Byrne, there is also the Magners orchard opening for the first time this year with a mix of street food, drink, comedy and music. [greenwichcomedyfestival.co.uk](http://greenwichcomedyfestival.co.uk)



## TOWER OF LONDON

Running from 8 September-1 November, a ceramic installation six metres high designed by artist Barnaby Barford will be displayed in the V&A Medieval & Renaissance Galleries. The Tower of Babel consists of 3,000 individual bone china buildings, each 13cm tall and representing a real London shop.

Cromwell Road SW7 2RL; 020 7942 2000; [vam.ac.uk](http://vam.ac.uk)

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# The resident RECOMMENDS

*Five of the best luxury spas in west London*



## 1 THE BULGARI SPA

The glamorous Bulgari Spa combines Asian and European techniques to balance you out entirely. The Four Handed Massage will relax you from head-to-toe while treatments like the Jax Coco Body Experience will have you feeling revived and refreshed. The spa also offers Acupuncture sessions and customised facials. If you book yourself a spa day at Bulgari, make room for the food. Alain Ducasse's Rivea restaurant is on site.

171 Knightsbridge SW7 1DW, 020 7151 1010;  
bulgarihotels.com

## 2 URBAN RETREAT

The lavish Urban Retreat flagship, nestled in the midst of Harrods, is a hit with professionals in the area looking for a mid-day treat. Its services are exemplary. There are quick treatments for nails and lashes on offer in a luxurious setting. For a more lengthy indulgence check out their authentic Moroccan Hammam room.

5th Floor, Harrods, SW1X 7XL,  
020 7893 8333; urbanretreat.co.uk



## 3 SOUTH KENSINGTON CLUB

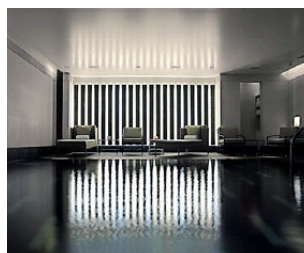
This swanky new members' only establishment offers a substantial menu of beauty treatments, including a total body detox for £180. The star feature is the bathhouse, inspired by Russian banyas and Turkish hammams. Members can enjoy The Watsu Pool, a lava stone enclave designed for deep relaxation.

38-42 Harrington Road SW7 3ND,  
020 3006 6868;  
southkensingtclub.com

## 4 AMAN SPA

The Connaught Hotel's award-winning Aman spa is the first to be built outside the world-famous Aman resorts. If you book a 90 minute treatment, you'll have access to the spa's facilities, which include a lit ionised pool and steam room. The Mayfair sanctuary has services targeted at frequent travellers, and offers an excellent tailored holistic massage.

Carlos Place W1K 2AL,  
020 3147 7306;  
the-connaught.co.uk/aman-spa



## 5 USHVANI

Looking for indulgent escapism at its most divine? Then venture to Malaysian-inspired retreat Ushvani, located just off Sloane Square. It was voted the UK's Best Day Spa by both Tatler and Condé Nast Traveller. Massages, facials, and bespoke holistic plant-based treatments are available – from papaya body scrubs to a nutmeg flower bath. A spa pool and steam room are available for women only.

1 Cadogan Gardens SW3 2RJ,  
020 7730 2888; ushvani.com



# ON TOP FORM

*Chelsea power couple Marissa and Matt Hermer have joined forces to bring New York-style hot dogs to Soho. So how are they faring as business partners?*

Words ALEXANDER LARMAN





There's a tendency for successful couples to be bracketed together with a portmanteau name. Think of 'Brangelina' and 'Kimye', although the likes of 'TomKat' and 'Bennifer' have long been put out to pasture. Now thrown into the mix is the Chelsea-dwelling couple Matt and Marissa Hermer. He is the CEO of Ignite Group, which is responsible for the Bumpkin restaurants, Boujis nightclub and the Eclipse group of bars; she is a former food and drink PR and one of the stars of Bravo TV's reality series *Ladies In London*.

Married with two children ('we fell in love immediately, got parted, and then reconnected in New York'), they've just embarked on their first joint venture together, the upmarket hot dog restaurant Top Dog in 'busy, bustling, slightly edgy' Soho. A more casual and egalitarian place than Ignite's other venues, it offers a carefully chosen range of gourmet dogs, artisan coffee and craft beers in a three-storey Georgian building; as first joint projects go, it is ambitious, but the profoundly relaxed Hermers, just returned from a fortnight's holiday, don't seem at all fazed by it. As Matt puts it, 'we're really pleased with how it's going, but nonetheless it's a new concept for London, and we have to wait and see how people respond to it. So far, it's gone down very well, thankfully!'

The idea was Marissa's, and came about because of her frustration with not being able to get the sort of hot dog that was readily available in New York; as she says, 'while we were in Hong Kong, we went to a hot dog stand on a date night' – 'I'm an old romantic', quips Matt – 'and I was desperately missing it, as, although my mother hates to hear it,



### *Although my mother hates to hear it, I was raised on hot dogs growing up in California*

I was raised on hot dogs growing up in California, and always popped down to the dirty hot dog stand on Broadway. So I was surprised to find that somewhere like this didn't exist in London, and I thought 'hmm, something like this could really work'. What we wanted to do was do the best hot dog, but using top-quality

meat; we wanted them to be the popular girls in school, rather than the dirty rebels.' I can report that the 'Sloppy Dog' with baked beans and cheddar was very 'popular' with me.

This will be the seventh restaurant Matt has opened, after a successful career in finance, but he denies any intention of putting a twist on staples (such as country restaurants in urban settings with Bumpkin and now an American hot dog establishment in the heart of London), saying 'it's just what's happened, and I think a good concept exists without any tweaking. That said, I don't think I've done Bumpkin justice, as there should be many more of them – but it's just a case of focusing on one project, rather than all of them.' This has included legendary celebrity haunt Boujis, of which he says 'it's been open now for over a decade, which is an eternity in nightclub terms.'

If Top Dog lives up to its name, there are expansion plans ahead (including around Chelsea and Kensington), plus

PHOTOS: TOM DUNKLEY, MARISSA'S DRESS BY BAMBAH.COM



When Marissa found herself pining for a New York-style hot dog joint in London, she decided to set up her own



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more Bumpkins, and presumably more media for this photogenic couple, although Marissa says of their frequent appearances in the society columns, 'it's not that we seek out parties... we just happen to be photographed at them. Most nights, we're in bed by 11pm.'

Since 2014, Marissa has been experiencing her own independent fame with her appearance on *Ladies of London* – for those who are unfamiliar, it is a reality series that follows a group of six women in London and their interactions with one another. When asked what it's like, she replies 'It's hard to explain – it's almost like heading off to the moon. It's been an adventure to do, and having no experience of TV, I was curious about it as a media platform. And it airs in 30 different countries. Prosaically, it's a great business opportunity, with a lot of it filmed in Bumpkin, and series two is following me opening Top Dog, offering a behind-the-scenes look at opening a restaurant. From an exposure perspective, it's priceless.' The only

Top Dog serves 'meat without the mystery' in its hot dogs



*We just happen to be photographed at parties, most nights we're in bed by 11pm*

drawback can be the relentless presence of cameras in everyday life; as Matt says, 'I'm occasionally featured as 'Marissa's husband', and there can be times when us and the children are filmed having breakfast. Oddly enough, I now have less breakfast at home...'

'Home' is a self-designed news house in Chelsea, near Cadogan Square. They speak rapturously about their lives there; if they're not popping into Zuma or Scalini for dinner, or Marissa's favourite, La Poule Au Pot ('my birthday

treat'), then they're buying their meat, fish and vegetables from Chelsea Green and the Saturday farmers' market.

They both talk fondly of what they call the 'familial' feel, with Marissa saying 'our children know all the fishmongers and butchers, and everyone knows where the food's coming from. And we have the gym, the office – it's absolute bliss living here.'

48 Frith Street, Soho, W1D 4SF;  
top-dog.com



# CHILDHOOD BLUEPRINTS

*Clare Farrow asks some of the world's greatest creators to share their early childhood memories of design*

## Philip Treacy

Irish milliner Philip Treacy is one of the foremost hat designers in the world. Long before he found fashion and met his muse Isabella Blow, he lived in the rural surrounds of Ahascragh, County Galway

I've liked to work with my hands since I was a child. I like to make things. My mother had a hand Singer sewing machine that was not allowed to be touched. My parents were completely self-sufficient: my father was an amazing gardener and my mother had chickens, geese and pheasants. So when my mother went to feed them at the top of the garden, I would lift out the sewing machine – well it did weigh a tonne then – and attempt to stitch a few pieces of material together. I was just fascinated by this machine, with a needle that attached the materials together.

...I was always fascinated by feathers, because I thought that they were the most incredible material, because it's impossible to describe: a feather is a membrane, it has a weightlessness, a transparency; it's like a living, breathing material; and it's got magic. The actual patterns are natural. Sometimes they look like computer images, but it's one of the wonders of nature. Of course, I didn't think about it as a child, but there were always feathers around. I wasn't really making anything with them for a very long time, but when I started fashion school I did start to make things with them. My mother would keep all the feathers and I would make hats with them. One of the first hats I made was with feathers from my mother's chickens, and it went to Ascot!



Heydar Aliyev Centre, Baku, Azerbaijan, 2007-12, photo Helene Binet, courtesy Zaha Hadid Architects

## Zaha Hadid

Architect Zaha Hadid, creator of the Serpentine Sackler Gallery, was born in Baghdad in 1950

Baghdad used to be a very cosmopolitan place; at the time of my childhood it was undergoing a Modernist influence – the architects Frank Lloyd Wright and Gio Ponti both designed buildings there. As in so many places in the developing world at the time, there was an unbroken belief in progress and a great sense of optimism. If you look back to the 1960s, when I was growing up, it was a moment of nation building; there was a lot of emphasis on architecture, not only in the Arab world but also across South America and Asia... I remember when I was seven and I went with my parents to Beirut to see some new furniture they had ordered for our home. I can still remember going to the furniture maker's studio and seeing our new furniture. The style was angular and modernist, finished



Growing up, Zaha was conscious of Baghdad's Modernist architecture, such as the work of German architect Walter Gropius (pictured above)



in the chartreuse colour, and for my room there was an asymmetric mirror. I was thrilled by the mirror and it started my love of asymmetry. When we got home I reorganised my room. It went from being a little girl's room to a teenager's. My cousin liked what I had done and asked me to do hers, then my aunt asked me to design her bedroom, and so it started. But it was my parents who gave me the confidence to do these things.



A feather hat design from  
Philip Treacy's S/S15 collection; image  
courtesy of Philip Treacy London





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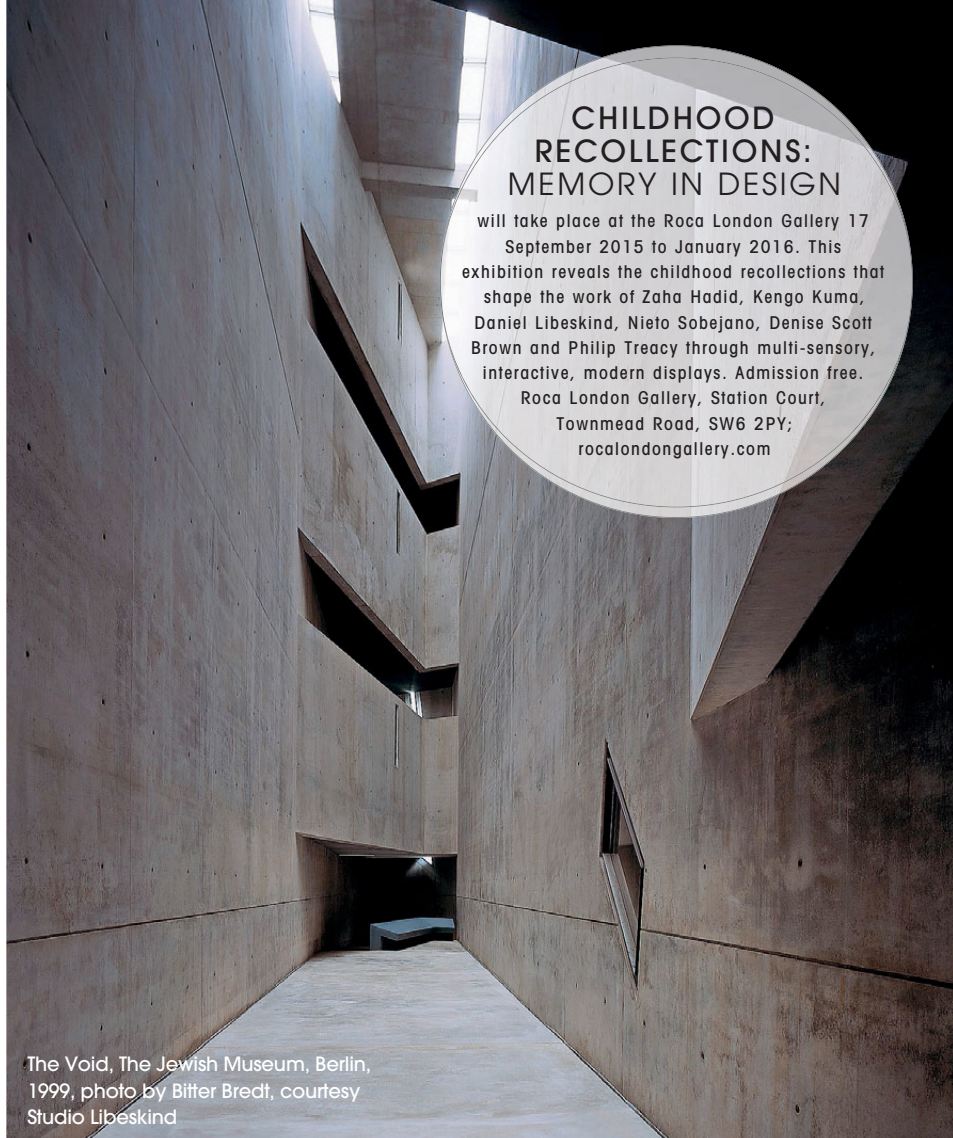
Daniel with his prized accordion in Poland, 1955, photo from family archives

## Daniel Libeskind

Architect and urban designer Daniel Libeskind was born in Łódź, Poland in 1946 and later emigrated with his family to New York City in 1959. His parents, Dora and Nachman Libeskind were both Holocaust survivors.

I remember my home very well, because I left when I was 11. We lived in a two-room apartment in a typical tenement in Łódź, the four of us, myself, my sister, and our parents. It was a very small apartment on one of the higher floors, the fourth floor I think. Something that was very memorable was that it had a bathtub in the kitchen! It was a very tiny tenement, overlooking a closed courtyard. We had pictures, cheap reproductions of paintings, but they were there.

...I loved anything that had colour in it, because it was such a grey environment. Some of the propaganda material, on Stalin particularly, was in brilliant technicolour, fantastic colours; and on people who were of the order of Stalin, like Chiang Kai-shek and Mao Zedong. This was ever-present and I thought, 'Wow, look at this world, and this colour!'. There was a lot of red, but a lot of green too, and yellow. I don't know objectively, but they seemed to have a technicolour idea: blue skies, sunshine, brilliant colours.



The Void, The Jewish Museum, Berlin, 1999, photo by Bittor Bredt, courtesy Studio Libeskind

## CHILDHOOD RECOLLECTIONS: MEMORY IN DESIGN

will take place at the Roca London Gallery 17 September 2015 to January 2016. This exhibition reveals the childhood recollections that shape the work of Zaha Hadid, Kengo Kuma, Daniel Libeskind, Nieto Sobejano, Denise Scott Brown and Philip Treacy through multi-sensory, interactive, modern displays. Admission free.

Roca London Gallery, Station Court, Townmead Road, SW6 2PY; [rocalondongallery.com](http://rocalondongallery.com)

## Kengo Kuma

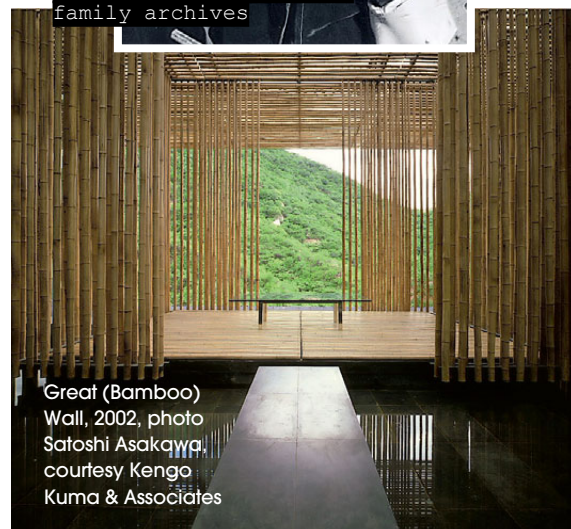
Kengo Kuma, founder of the Spatial Design Studio, was raised in Yokohama. He is one of Japan's most respected modern architects.

The house where I was brought up was a wooden one-storey house, built before the Second World War. It hugely differed from any post-war style, especially in materials and the planning for the house.

I well remember the earthen wall and washi papers in the old house I lived in, and I now use those natural materials [in his work], partly with a sense of nostalgia, and some admiration. The wall, in white, was framed by wooden beams, black, oil stained. Also the tatami rooms, which began to cease in the post-war westernised houses, influenced my design a lot. The unique flexibility of tatami (it is renewable after long use, and can determine the area by the number of mats, etc.) is often reflected in my designing.



Kengo Kuma pictured with his father, photo from family archives



Great (Bamboo) Wall, 2002, photo Satoshi Asakawa, courtesy Kengo Kuma & Associates





# CRAFT MATTERS

*The couple behind Native & Co are bringing traditional Eastern craftsmanship into the future for London Design Festival 2015*

Words JACKY PARKER



It's almost a year since independent homeware and lifestyle shop, Native & Co quietly opened on Kensington Park Road, and already the fledgling business has a design studio too, as this September sees the launch of their own furniture collection at the London Design Festival. And as if that wasn't enough, the two will also be curating an exhibition of Japanese carpentry in the Notting Hill store as part of the event.

Set up by two product designers, Taiwan born Sharon Jo-Yun Hung and British-Japanese Chris Yoshiro Green, Native & Co specialise in craft-based homeware with a pure and simple aesthetic. Items are sourced from small, independent suppliers in Japan and Taiwan, and chosen for their honest materials and understated style. 'It was important for us that the shop and the products would be humble and subtle,' explains Chris. 'In Japan there is a culture of anonymous design, for the product to

be appreciated for what it is rather than the brand. Taiwan also has a rich heritage of traditional craft and we wanted to increase awareness of that.'

The couple met at Chelsea College of Art before they both embarked on a Product Design degree at Central Saint Martins. 'We both loved the craftsmanship involved in making furniture and homewares, whether it's woodturning, weaving or hand-beating metal,' says Sharon. 'I had always wanted to have my own business, and after uni Chris was keen to be involved in a start up, so it made sense for us to set up something together. It's easy to work with someone you studied with, as we know each other's strengths.'

The name Native & Co was chosen as it fits with their ethos for the brand, with regard to the products they source and those they now design in-house too. 'We wanted a London-based company with an approachable and understandable name,' says Chris.

In Japanese design, a product is expected to stand alone from its branding, something Native & Co reflects in its understated style





‘This one stuck as it encompasses our values of sourcing simple, traditionally-crafted products made from natural materials; items that are not artificially enhanced but left as pure and untreated as possible.’

Location was important to the pair too and rather than predictably choosing the East End for their design-led shop, they opted for Notting Hill. ‘There are already a lot of design shops in East London,’ says Sharon. ‘This area feels more family-oriented and we like that we know our local customers. Lots of them buy gifts here and we are able to offer advice if they ask for it. They follow us on Instagram and drop in to say hi.’

Customers can expect to find Japanese porcelain kitchenware from the Arita region, which combines 400-year-old porcelain techniques with contemporary design, so pieces are stylish, stackable and suitable for a modern kitchen. There’s a sturdy Nambu cast iron kettle, a re-interpretation of a historical piece that works as well as a teapot (in Japan it’s believed to be a source of good health and to enrich the flavour of tea); as well as gorgeous

*There are already a lot of  
design shops in East  
London, this area feels more  
family-oriented*



craftsman-style heavy cotton canvas aprons with beautiful leather straps, and many other simple items fit for the 21st Century home and lifestyle.

While the aim was to start with a carefully-curated shop and eventually design their own furniture and interior accessories, the collection and design studio has happily come about a little sooner than Sharon and Chris anticipated. ‘Chris designed the furniture and fittings for the shop,’ explains Sharon. ‘Then customers started to ask for the prices. One lady wanted our display bench and some >







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chairs, so the shop was empty for a little while. We realised there was a already demand, so Chris has designed a new furniture collection.'

The collection will consist of a maple dining table, bench, chairs and stool. There's a big emphasis on natural materials, with timber carefully chosen for its practical properties, as much as its beauty. 'We're planning a range of chopping and serve-boards too,' says Chris. 'So we're looking at different types of cedar, as a contrast to the maple, walnut and other timbers we have here and also for its anti-bacterial and mould resistant qualities.'

It's all as refreshingly far from bling as you can get, and with all the visual 'noise' of modern life, there is something very soothing about the simplicity of the products on offer here.

'We like this look but we're not dictating a lifestyle,' says Chris. 'Our own home is a mixture of Ercol furniture, yellow Staub cookware and items from the shop. The craft element is there but it's quite eclectic.'

See Native & Co's new furniture collection during the London Design Festival at Design Junction, The College, 12 Southampton Row, WC1A, 24-27 September [thedesigntjunction.co.uk](http://thedesigntjunction.co.uk). There will also be an exhibition of Japanese carpentry at Native & Co, 116 Kensington Park Road, Notting Hill, W11 2PW, 020 7243 0418; [nativeandco.com](http://nativeandco.com)

Sharon and Chris blend Taiwanese and Japanese approaches to craftsmanship, then inject a more contemporary design aesthetic

## LDF Spotlight

See more beautifully crafted products and installations at the London Design Festival this September



Ceramicist **Melody Rose** will be launching her Colour collection of fine bone china tableware at Tent London, Brick Lane, E1, 24-27 September, [tentlondon.co.uk](http://tentlondon.co.uk)

**Bill Amberg** will be hosting an open studio where visitors can see a set of benches and stools showing the hand stitching and edging they are known for, on 21 to 27 September, at 2 Lonsdale Road, NW6, Queens Park Design District



### The Rug Company & Paul Smith: 15 years of Creative Collaboration

For London Design Festival, The Rug Company will preview a new collection by Paul Smith at a special exhibition in its King's Road showroom. The exhibition will explore the evolution of Paul Smith's designs, as seen in this Oriental Birds creation for The Rug Company, made from hand knotted Tibetan wool and silk, 2.74x1.83m £12,335 or £2,460/m2, pictured above.

Visit the latest V&A installation at the John Madejski Garden as part of the London Design Festival. Created by Mexican architect Frida Escobedo, the pavilion is named 'You Know You Cannot See Yourself So Well As By Reflection', and marks the Year of Mexico in the UK. In place until 3 October. Cromwell Road, SW7 2RL; [vam.ac.uk](http://vam.ac.uk)





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# HOMES

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## MOODY BLUES

*Discover autumn's trends, from 70s glam to sapphire blues*

It's not easy to keep up with interiors trends, so we decided to give you autumn's arrivals in a six-page homes special, page 38. This September, expect a retro 70s comeback, cosy natural materials, sapphire blues and so much more. And on page 30, interiors expert Kara O'Reilly offers her guide to buying the right centrepiece sofa for your home



# SITTING PRETTY

*Snug seating is an essential element of every home, so if you are after ideas and inspiration take a look at these key pieces from the new season's collections*

Story KARA O'REILLY



## Clean lines

If it's a contemporary edge you want, look to Sir Terence Conran's own-label collection, which offers an edited range of stylish seating. Aspen sofa, from £1,595, [contentbyterenceconran.com](http://contentbyterenceconran.com)





## Grown-up glamour

New York interior designer Jonathan Adler specialises in fashionable, colourful and witty pieces – and his seating designs are no exception.

**Baxter sofa, £3,495, [uk.jonathanadler.com](http://uk.jonathanadler.com)**



## Accent pieces

Oliver Bonas's tactile, vibrant, velvet-covered tub chairs are a great way to introduce some bold colour into an interior scheme.

**Velvet tub chairs, £445 each, [oliverbonas.com](http://oliverbonas.com)**



## Dark & mysterious

The dark, masculine style of the Timothy Oulton Reggio high back sofa is inspired by Danish mid-century design, starting price, £1,275.

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## The comfort factor

Specialists Loaf has become renowned as the go-to for generous, relaxed, sink-into sofas and seats.

**Pudding sofa, from £1,195, [loaf.com](http://loaf.com)**



## Comprehensive style

As you'd expect from John Lewis, it has a huge range of high-quality seating options to suit every style and every budget.

**Odyssey large sofa, £2,000, [johnlewis.com](http://johnlewis.com)**



## Modern classics

The interior design maven, Nina Campbell, puts her years of expertise to good use in her range of own-label designs.

**Hartley armchair, from £3,180, [ninacampbell.com](http://ninacampbell.com)**





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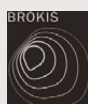
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## Heritage design

I&JL Brown started off as antiques dealers, but quickly began designing and manufacturing a range of bespoke furniture inspired by traditional designs.

**Lowry Sofa, from £2,650 (plus fabric), and Reynolds footstool, from £850, both [brownantiques.com](http://brownantiques.com)**



### Seating specialists

**Achica** ([achica.com](http://achica.com))  
**Andrew Martin** ([andrewmartin.co.uk](http://andrewmartin.co.uk))  
**Arlo & Jacob** ([arloandjacob.com](http://arloandjacob.com))  
**B&B Italia** ([bebitalia.com](http://bebitalia.com))  
**Baumont & Fletcher** ([baumontandfletcher.com](http://baumontandfletcher.com))  
**BoConcept** ([boconcept.com](http://boconcept.com))  
**Chaplins** ([chaplins.co.uk](http://chaplins.co.uk))  
**The Conran Shop** ([conranshop.co.uk](http://conranshop.co.uk))  
**Delcor** ([delcor.co.uk](http://delcor.co.uk))  
**Designers Guild** ([designersguild.com](http://designersguild.com))  
**Dwell** ([dwell.co.uk](http://dwell.co.uk))  
**Ercol** ([ercol.com](http://ercol.com))  
**George Smith** ([georgesmith.co.uk](http://georgesmith.co.uk))  
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**Heal's** ([heals.co.uk](http://heals.co.uk))  
**House of Hackney** ([houseofhackney.com](http://houseofhackney.com))  
**Ligne Roset** ([ligne-roset.co.uk](http://ligne-roset.co.uk))  
**Lombok** ([lombok.co.uk](http://lombok.co.uk))  
**MADE** ([made.com](http://made.com))  
**Marks & Spencer** ([marksandspencer.com](http://marksandspencer.com))  
**Multiyork** ([multiyork.co.uk](http://multiyork.co.uk))  
**Natuzzi** ([natuzzi.co.uk](http://natuzzi.co.uk))  
**Neptune** ([neptune.com](http://neptune.com))  
**OKA** ([okadirect.com](http://okadirect.com))  
**Roche Bobois** ([roche-bobois.com](http://roche-bobois.com))  
**Rume** ([rume.co.uk](http://rume.co.uk))  
**SCP** ([scp.co.uk](http://scp.co.uk))  
**Skandium** ([skandium.com](http://skandium.com))  
**Sofa & Chair Company** ([thesofaandchair.co.uk](http://thesofaandchair.co.uk))  
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**Squint** ([squintlimited.com](http://squintlimited.com))  
**Twentytwentyone** ([twentytwentyone.com](http://twentytwentyone.com))  
**Viaduct** ([viaduct.co.uk](http://viaduct.co.uk))  
**Wesley Barrell** ([wesley-barrell.co.uk](http://wesley-barrell.co.uk))  
**Willow & Hall** ([willowandhall.co.uk](http://willowandhall.co.uk))

## Classic looks

Willow & Hall's classic Downton Sofa comes in a host of colours. The Downton Sofa/Sofa Bed in Textured Chenille Duck Egg, from £1,004 and £1,180. [willowandhall.co.uk](http://willowandhall.co.uk)







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# FALL FAVOURITES

*Update your home with one of this season's key new trends*

Story KARA O'REILLY





Lobmeyr 'Fingers' crystal chandelier designed by Johannes Rath, £49,975, harlequin-london.com



Tank low ball glass, £45 for pair, tomdixon.net



Terina shelving unit, £730, outthereinteriors.com



Labirinto glass table, from £690, natuzzi.com

Rutledge sofa, £3,250; Scalinatella cocktail table, £1,950; other items from a selection, all uk.jonathanadler.com

## GLAM 70s

High-end 1970s interior design is having a long overdue re-appreciation: think gilt and glamour with a witty nod to disco



Green marble box, £60, johnlewis.com



Puzzle velvet cushion, £25, marksandspencer.com



Stanley armchair by Abigail Ahern, £610, sofa.com

*'Going for 70s-style glamour? Then the words low, loungey, and louche should inform your decorating decisions.'*  
Jonathan Adler





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[www.robianointeriordesign.com](http://www.robianointeriordesign.com)



Oriana five-light cluster,  
£60, next.co.uk



Madeline armchair in  
Lovari Floral Midnight,  
£899; Floral Penny cushion,  
£19.50; Floral cross-stitch  
cushion, £35, and Arabella  
cushion, £19.50, all  
marksandspencer.com



Dragon Flower  
cushion, from £100,  
sukicheema.com



Kiondo medium  
basket by Mifuko, £50,  
uniqueandunity.co.uk



Oola Moroccan photo  
frame, £10, joythestore.com

## WORLDWIDE APPEAL

Interiors' on-going love affair with the global design village shows no sign of abating any time soon. This look is about mixing up patterns and shapes, from a world of influences

*'Global  
design inspiration  
has created a collection  
that is rich in colour,  
pattern and texture.'*  
Stephanie Chen,  
Director, Home,  
Marks & Spencer

Cypress hand-  
stitched  
crewelwork  
rug, from £380,  
therugcompany.com



Mya mirror, £225,  
houseoffraser.co.uk



Zea geometric  
side plate, £8,  
habitat.co.uk







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Shogun lamp, £433,  
artemide.com

Geo dispenser, £5,  
and Geo tumbler, £3,  
both george.com



Tiler cube table, £750,  
darkroomlondon.com



Oxo shelving unit, £395;  
Abu oak coffee table, £180;  
Dolomite rug, £350; Bowie  
red candle holder, £25; Pila  
multicolour candlesticks, £35  
each; Yoko red and yellow  
candlestick, £18; Bobby  
multicolour floor lamp, £70,  
all from habitat.co.uk



Hicks planter  
medium, £70,  
darkroomlondon.com

## MOOD MEMPHIS

Graphic monochrome prints are still going strong, but this season they are given a boost with the addition of pops of primary blues, reds and yellows, referencing the 1980s



*'Inspiration  
for the autumn  
collection comes from  
the iconic Memphis  
design movement.'*  
Polly Dickens, Creative  
Director, Habitat

Pew chair, £495,  
and Pew benches,  
£750 each, all  
bainesandfricker.net

Black lines kilim rug, £89,  
futureandfound.com





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Back wall painted in Mazarine Absolute Matt Emulsion, £37 per 2.5l; floor painted in Marine Blue Floor Paint, £59 per 2.5l; curved stool painted in Air Force Blue Intelligent Eggshell, £26 per 1l, and vase painted in Ultra Blue Absolute Matt Emulsion, £21 per 1l, all [littlegreene.com](http://littlegreene.com) (other items, stylist's own)

Flos table lamp, model 548, £825, [tollgard.co.uk](http://tollgard.co.uk)

Pimlico armchair in velvet, £395, [atkinandthyme.co.uk](http://atkinandthyme.co.uk)

*'Blue covers a huge spectrum, from cool to warm, silvery to earthy, so it works for everyone.'*  
David Mottershead,  
Managing Director,  
Little Greene

Pipevine silk cushion in midnight, £55, [clarissahulse.com](http://clarissahulse.com)



Scent Earth candles, from £80 each, [tomdixon.net](http://tomdixon.net)



Christy Supreme towels in Midnight, £3.50-£30, [christy-home.com](http://christy-home.com)


## TRUE BLUES

From Wedgwood to sapphire, blues are the new grey. Soothing, calming and with the benefit of looking good in our northern light, blue adds easy colour to a room scheme

Elliston large sofa in Modici Velvet Teal, £2,099, [marksandspencer.com](http://marksandspencer.com)





A photograph of a modern wooden staircase with glass railings. The staircase is made of light-colored wood and features glass panels held by metal brackets. A round clock with Roman numerals is mounted on the wall above the stairs. The background is a plain, light-colored wall.

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Balmoral chair, £900;  
Balmoral stool, £325;  
Croft Thatch rug in  
Marble, £375, and  
Braemar rug in Putty,  
£49, all johnlewis.com



Butterfly pendant in walnut, £365,  
tomraffield.com



Andalucia serving  
bowl, £18,  
habitat.co.uk



Strath lambswool  
cushion, £95,  
johnstonscashmere.com



Speckle jug, £14,  
murmur.co.uk

## RUSTIC TEXTURES

The materials of the moment are totally au naturel. Think worn woods, weighty pottery, natural stones, hand-blown glassware, chunky knits and slubby tweeds



Weave vase, £18,  
george.com

*'Traditional methods and natural materials make for a look that has a comfortable sensibility.'*  
Sue Roberts, Design Director, House of Fraser



Basket knit throw by  
Gray & Willow, £100,  
houseoffraser.co.uk



Barra small sofa in Melton  
Herringbone, £1,299,  
marksandspencer.com





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## EASY PIECES

Murmur is a brand-new homewares collection from bedding specialists, Bedeck. Taking inspiration from its Northern Irish base, with more than a nod to Scandi artisanal looks, the broad range of 220 products has been designed in go-with-everything subtle tones and tactile materials.

Prices from £4; launches 10 September on murmur.co.uk

*Mini Trend:  
Drinks Trolleys*

The return to glamour has brought about the resurgence of the cocktail cart



Luxe drinks trolley, £350, [oliverbonas.com](http://oliverbonas.com)



Gatsby marble and brass drinks trolley, £249, [rockettstgeorge.co.uk](http://rockettstgeorge.co.uk)



Cheval bar cart, £1,950, [uk.jonathanadler.com](http://uk.jonathanadler.com)

HOMES  
NOTEBOOK

*Kara O'Reilly brings you the latest interior news*

**Downstairs tips for upstairs types**

This book could do for housekeeping what Della's How to Cook did for a generation of cooks. It's a back-to-basics guide to what you need to know in order to keep your home spick, span and generally gorgeous – comprehensively tackling every practicality from how to clean stains off a marble work surface to the best way to organise a laundry cupboard. *Keeping House* by Cindy Harris (Ryland, Peters & Small, £16.99) is available to readers of *The Resident* for the special price of £11.99 (inc p&p).

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## Cut some rug

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Deirdre Dyson Carpet Gallery, 554 King's Road SW6 2DZ; [deirdredyson.com](http://deirdredyson.com)



*PSSST: Yes, it's that time of year again when a myriad of exciting events take place all over the capital as part of London Design Festival. Look to visit Design Junction and 100% Design, plus events at the seven official design districts. 19-27 September; [londondesignfestival.com](http://londondesignfestival.com)*



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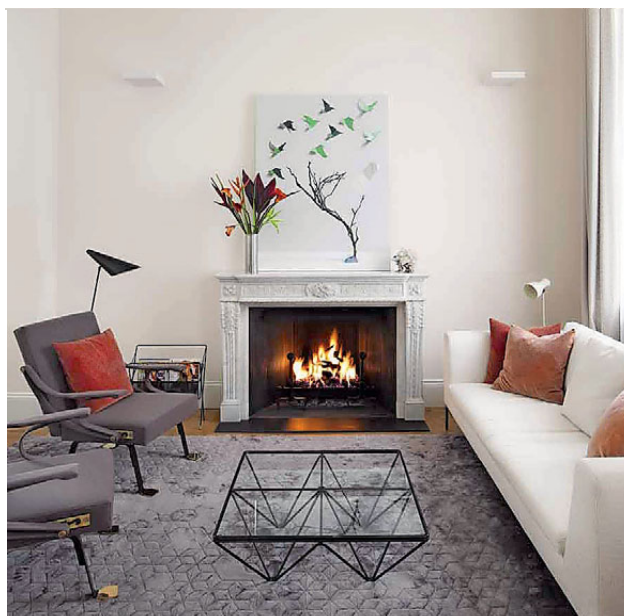
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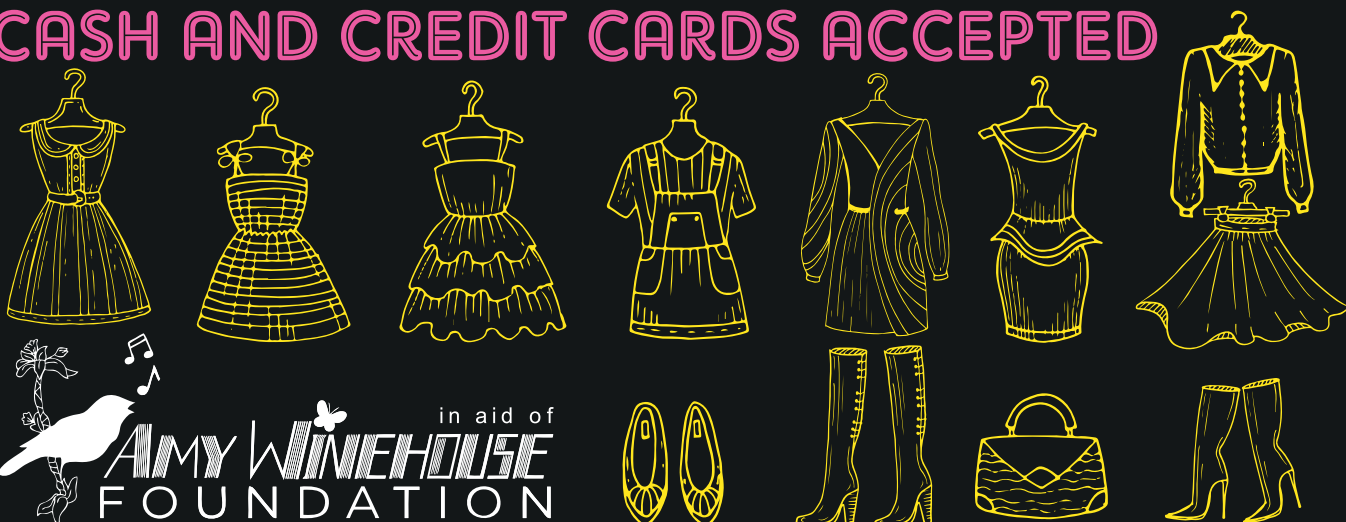


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# SHE CAN DO IT

*Rose & Willard founder Heidi Rehman on why she wants to help women embrace their femininity in the workplace*

In September last year, Karl Lagerfeld presented his autumn/winter collection for Chanel with a mock 'women's rights demonstration' in the Grand Palais, complete with models holding megaphones and placards, shouting feminist slogans. Many were sceptical, accusing Lagerfeld of taking a slice of a complex movement and turning it into a fashion week gimmick. In an industry that feeds millions of pounds into advertising an unrealistic female body image and places crippling pressures on models to keep their weight down; is there really room for feminism in the fashion world? Heidi Rehman, founder of clothing label Rose & Willard believes the answer is a tentative yes. She says she wants to celebrate real women, and given her background, Heidi has some interesting insights into the the gender politics of dressing for business.

A former research analyst for Citi bank, Heidi launched Rose & Willard to answer her own frustrations with the lack of choice for professional women. When working in finance, she noticed that many women seemed to feel pressured to adopt a more masculine dress sense, as

that's what's often associated with respect and power. 'Clothes can communicate an awful lot about what somebody is about. What a lot of women would do is try to emulate the men and mask their femininity... What I learned later in my career was to embrace femininity; that's when I feel the most empowered.'

The collection features blazers with angular trimmed necklines, samurai trousers and smart panel dresses, all cut with a view to 'flatter the bits that women don't like'. Some pieces are designed with experimental materials, such as ethically-sourced 'fish leather' made from salmon, cod and other skins, which Heidi assures me don't have an unpleasant smell.

It's described as a feminist fashion brand, one which doesn't use traditional skinny 'model' models to showcase its

clothes, 'we use actresses, we've got a clown, we've got a krump dancer, a freelance pr,' Heidi tells me proudly. Though the Rose & Willard models don't quite reflect the average UK female dress size (16), they do portray a more realistic body image than the industry status quo, featuring women wearing an 8 to a 12.

With women now surpassing men in record numbers for uptake of university places in the UK, Heidi believes she is serving a constantly growing market, 'as these women become more and more educated, we'll see them increase in the workforce and professional roles, they'll have lobbying power to call for better childcare and all the things that women are frustrated about now... We want women to go out and conquer the world, but how they choose to do that is entirely up to them.'

[roseandwillard.com](http://roseandwillard.com)



Left: Ashlar contrast lapel jacket and trousers with Seric silk shirt; Right: Quellio twisted collar jacket with Nomic shirt





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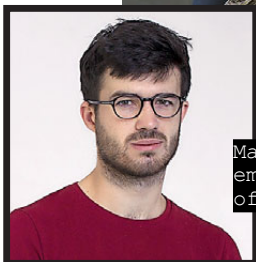


# Fashion Focus

Chelsea local and Rose & Willard Studio Manager Matthew Coats reveals his trend predictions London Fashion Week, and tells us why he loved working with Cara Delevingne in his bygone days as a Storm model agent

## How would you describe the fashion style in Kensington & Chelsea?

People love good, high quality fashion here and they embrace a range of styles, so I wouldn't say that there was one overarching style. And that's one of the great things about Chelsea, that there are many individual looks.



Matthew was drawn to the empowering fashion style of Rose & Willard



## What trends do you predict for London Fashion Week 2015?

The print for spring is going to be gingham and the graphic pattern is going to get a sophisticated makeover. The silhouette is louche suits and languid dresses in reference to the Eastern Japanese kimono style and navy is definitely the new black.

## You used to work as an agent at Storm – why did you decide to move on?

Although I loved my time at Storm, and the team – models and even the clients were fantastic to work with – I felt that I needed to

do something a little more creative. I had done my BA in fashion design at the London College of Fashion and decided to give the other side of the coin a go.

## Where are your top boutiques for menswear in Kensington & Chelsea?

I do think Kensington & Chelsea needs more menswear boutiques, it's one of the few things it's lacking. But that's ok because Bluebird is always there to help out. In my view, it's one of the best boutiques in London. I could live in that shop.

## How did you find working with Cara Delevingne at Storm?

She has a razor-sharp wit and was one of the funniest people I've worked with, so I absolutely loved it. Her work ethic was fantastic as well, which made my job much easier.

## What do you love about living in Chelsea?

The Partridges Food Market on the Duke of York Square. My mouth is watering just thinking about it.



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# TOM PARKER BOWLES

*Australia has won me over, but there's no place like home*

**A**ustralia is one hell of a country. But then you knew that already. I've just spent a couple of months there, filming all over for a new TV series, *The Hotplate*. And I've fallen head over heels in love. With its straight talking, no-nonsense inhabitants who take pride in telling it as it is; and cities, from ever-sexy Sydney, to magnificent Melbourne, to languid, languorous, laid-back Brisbane. And Perth, so far from anywhere, yet so fresh faced and bathed in the purest of light. Plus the icy beer, morning dips off Bondi Beach, green juices, some of the finest, rough-edged South East Asian food you'll find anywhere on earth; Tim Tams, Chicken Twisties, lollies (the Aussie words for sweets), Red Rooster fries with chicken salt and pie with gravy. Britain aside, there's nowhere else I'd rather live.

But I missed London too. Of course I did. It's still the greatest city on earth, and even though Sydney and Melbourne are blessed with endless knockout restaurants (Caysorn Thai, House, The Apollo and Mr Wong in Sydney; Estelle, St Crispin and Chin Chin in Melbourne, to name but a few of my favourites), there were certain things I craved. Like those dining institutions that can only exist in London: The Wolseley, Le Caprice and J Sheekey, with their potted shrimps, and asparagus drenched in butter, decent smoked salmon, and very English bustle, seasoned with a handful of old fashioned familiarity.

Then the long lunching spots like St John, Quo Vadis, Hereford Road and Lyle's, British in both cuisine and soul. Indian food might be improving in Oz, but it's still a long way behind Blighty when it



Tom missed the delights of J Sheekey whilst working in Australia

comes to top-notch curries. Occasionally, I'd crave Gymkhana or Indian Zing in Hammersmith, first-class regional Indian tucker.

But most of all, I missed hunching over the hob, and cooking my own food. Sure, my house did have a kitchen. But on the very rare days I was actually home, there were simply too many new places to explore. So it wasn't just my favourite butchers (HG Walter and The Ginger Pig) that I pined after, but grabbing fresh flatbreads, huge bunches of herbs and fragrant spices on the way home from work from Damas Gate on Uxbridge Road. And despite Australian beer being wonderfully varied, the pubs are very different from ours, part bookie, part old-fashioned saloon. They do the job, often too well. Compared, though, to our great secular boozing churches, they come up short.

Then there was Vegemite. I did make do with it. I had to. But despite my deep love for this great and glorious land, one fact will never change – Marmite is the original. And the best.

## EDITOR'S CHOICE - LOCAL HOME COMFORTS

### Partridges

The Partridges Food Market on the Duke of York Square opened in 2005, and has become as much a part of the Chelsea landscape as the nearby Royal Court theatre. The market opens at 10am and closes at 4pm every Saturday.

Duke of York Square SW3; [partridges.co.uk](http://partridges.co.uk)

### Kurobuta

This modern Japanese restaurant started life on the King's Road as a pop-up, and we couldn't be happier that founder Scott Hallsworth decided to stay put. It's one of the best restaurants in town; we couldn't imagine Chelsea without its spicy tuna maki.

312 King's Rd SW3; [kurobuta-london.com](http://kurobuta-london.com)

### Bluebird

A much-loved local institution, the Bluebird Café's usually packed front courtyard provides a great spot for people-watching during the day. And by night, there's a French bistro menu to enjoy at the restaurant inside. Somehow, it never gets old.

350 King's Rd SW3; [bluebird-restaurant.co.uk](http://bluebird-restaurant.co.uk)





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# OGNISKO

Words ALEXANDER LARMAN

**P**olish cuisine has, it's fair to say, largely been overlooked in London. It isn't hard to see why.

In a city where exciting and fresh cuisines are prized, there's something about the old standbys of beetroot, dumplings and herring that seems rather staid. Yet there's one restaurateur, Jan Woroniecki, who seems determined to make Polish food as desirable as any French, Italian or Lebanese dish. With the splendid Ognisko, he has set the bar pretty high indeed.

The first thing you notice is how gloriously opulent it all is. Set in The Polish Hearth Club, visitors have a choice of sitting inside in the soaring 18th Century dining room or, in clement weather, outside on the terrace overlooking Prince's Gardens. On our visit, the air of gaiety was increased by some sort of end-of-term fun by the students at nearby Imperial College; far from detracting from our entertainment, it added to it, although this might have been assisted by a generous carafe of horseradish and honey vodka, homemade on the premises and with a potent kick.

We ate extremely well, both in terms of quality and quantity. Appetisers of fried dumplings and pork crackling were enormous and



The Ognisko pierogi dumplings

delicious, though too much for anyone without the hardest of appetites, and starters of pierogi dumplings and smoked salmon blinis were of an exceptionally high standard, and at decent prices for the area. Were you of an impecunious nature, such as the students gambolling in the

park, you could easily have a substantial meal here for about £20 a head. But this would be to miss out on the piece de resistance, the three-pork wonder that is the chouchoute. Many places have tried to pull off this delicate combination of sausage and sauerkraut, but few have achieved the rich complexity that this dish had. It was a true carnivore's dream.

Time and sated appetites meant that we didn't manage to have a pudding, although the tempting-looking selection included such treats as chocolate mousse and vodka marinated cherries. But we'll hopefully return, and Woroniecki can be congratulated for having made Polish dishes feel as vital a part of the Kensington dining scene as any fusion or small plate concept. Na zdrowie!

## COST

Dinner for two around £100

## GOOD FOR...

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## WHAT TO EAT...

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## WHAT TO KNOW...

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# THE SICILIAN ARRIVAL

*As Iddu arrives in Kensington, we explore the pleasures of Sicilian food and why we need to see more of it in the capital*

Words SUDI PIGOTT

**S**icilian food deserves to be better recognised in London and I anticipate it happening soon – we're happily in the vanguard,' laughs Luca del Bono, looking suave and dispensing granita behind the counter of his sunny restaurant/café, Iddu, next to The South Kensington Club, which he also happens to run. 'I have customers who are in everyday for their fix,' he confides. I'm not surprised. The granita is made daily from lemons of brilliantly zingy flavour and pistachio from Bronte in Sicily, a village world-renowned for the vibrant quality of its pistachio nuts.

The Arab settlers are said to have invented granita in Sicily back in the

7th Century, when fruit was mixed with the snow found year-round on the summit of Mount Etna. Luca remembers the moment he first tasted granita with his father at the marina on Lipari, the Aeolian island off the coast of Italy where he was born and brought up. 'I've been determined ever since to bring its exceptional taste to a wider audience.'

Fast forward to the present and granita epitomises the rather different and healthier perspective on Sicilian food Luca del Bono is introducing to the capital. Granita naturally has no dairy and very little sugar. However Luca demonstrates how many Sicilians would eat the dessert for breakfast somewhat

suggestively, breaking open the 'nipple' of a brioche and cramming it with a granita filling.

The name Iddu is a respectful reference to the Aeolian island of Stromboli, which has a constantly smoking volcano. When passing the island, it is customary to utter 'Iddu'. Luca is extremely proud of his Aeolian background and has filled the stylish restaurant with evocative photos and books from the island, as well as a miniature lemon tree. He's also closely involved with the Aeolian Island Preservation organisation.

Geography and history mean that Sicily's culinary tradition draws on





dishes from the ancient Greeks, Arabs and Normans, and from as far afield as Spain, Greece, North Africa and the Middle East. These influences blend seductively with superb fish and seafood, especially swordfish, prawns and anchovies. Such diversity accounts for the preponderance of sweet-and-sour or ‘agro-dolce’ dishes in Sicilian cuisine.

Vegetables such as aubergine often take the place of meat (once too expensive for many Sicilians) often with the culinary punch of raisins, capers and herbs. A classic dish is pasta alla norma made from aubergine, salted ricotta and sun-dried tomatoes.

Chef Martina Zanini of Iddu actually hails from Bologna, but is passionate about Sicilian food. ‘It is ‘cucina povera’ – all about using the best ingredients yet keeping it very simple.’ Apparently customers rave about the simplest kamut spaghetti dishes served naked with voluptuously ripe Sicilian bull’s heart tomatoes. I couldn’t resist spaghetti with pistachio, prawn and lemon, one of the most divine combinations I’ve ever tasted. Involntini is one of Luca’s childhood favourites.

*What sums Sicily  
up for me is cannoli  
and fried crisp  
pastries stuffed  
with ricotta*

Most of Iddu’s wine list is Sicilian. Many bottles hail from Tasca d’Almerita, a vineyard belonging to a noble Sicilian family producing wines for over 200 years. The estate is said to be where Giuseppe Tomasi di Lampedusa set part of his famous novel, *The Leopard*.

Caponata, a quintessential Sicilian dish usually starring fried aubergine, is reinterpreted at Iddu with baked aubergine balancing lightly with the celery, onion and tomato. It’s a revelation. The style is very different from the classic tomato-rich caponata served up by

the Sicilian aficionado Jacob Kenedy at Bocca di Lupo in Soho, which offers small plates from regions all around Italy. Jacob’s new street food restaurant in Seven Dials, Vico, stars arancini, another Sicilian classic which Carluccio calls the ‘sandwich equivalent of Sicily’ made with risotto rice infused with saffron and all manner of fillings, like oozy strings of mozzarella.

Luca himself rates Locanda Locatelli restaurant for simple Sicilian dishes such as pappardelle with broad beans and pecorino. Owner Giorgio Locatelli (author of *Made in Sicily*) often holidays

there and has a real soft spot for the island. To Giorgio, the dish that best epitomises Sicily is pasta con le sarde made with a light tomato sauce. It uses ingredients that have been indigenous to the island since classical times. Even Locatelli’s olive oil, used in the restaurant, comes from his own olive groves near Agrigento.

Luce e Limone owned by Sicilian Fabrizio Zafarana is currently the only other noteworthy specialist restaurant serving traditional dishes. These include bucatini with sardines besides more contemporary takes on Sicilian ingredients, such as wind-dried tuna ‘prosciutto’ with artichokes and grilled tuna with peperonata agrodolce.

The future of Sicilian food in London may well be healthier and lighter, yet what sums up Sicily for me is cannoli and fried crisp pastries stuffed with ricotta. They are given unashamedly indulgent treatment at Iddu, offered with tiny bowls of Bronte pistachio, almond and chocolate drops on an orange tile; which it turns out is made from volcanic lava. I’m hoping Luca del Bono’s Iddu will pave the way for more eruptions of such great Sicilian taste.

Iddu, 44 Harrington Road, SW7 3ND;  
iddulondon.com



# PERSONAL PARADISE

*The Seychelles is a melting pot of different cultures, meaning a unique experience with something for everyone*

Words VICKY SMITH

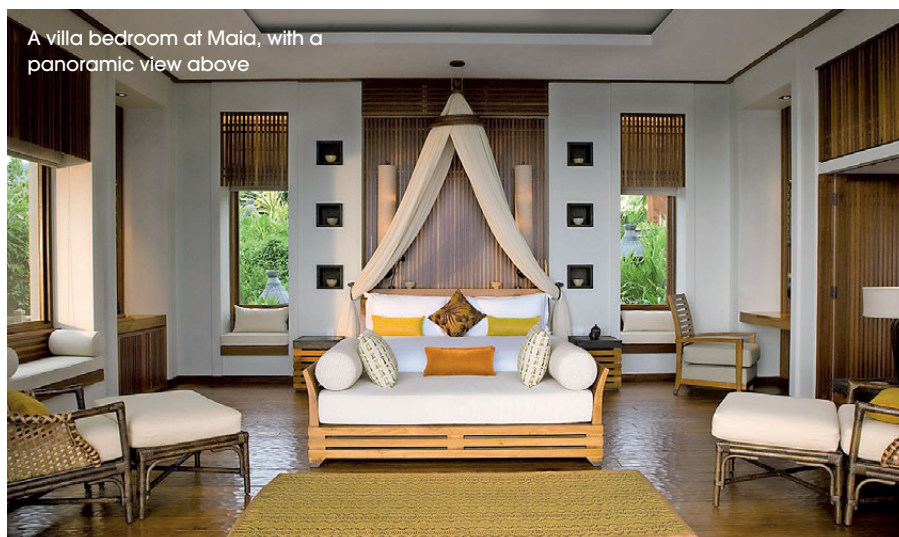
**T**he Seychelles was uninhabited throughout most of recorded history. As you swoop in to land on Mahé – this Indian Ocean archipelago's largest island – you can't help but think that everybody was missing a trick: the sun is shining, turquoise waters lap gently against white sands, and jungle-covered hills and mountains rise up dramatically. It is, quite literally, paradise.

The French were the first to wake up to the beauty of the Seychelles, and there's still a Gallic influence apparent, most obvious in the nation's first language, Seychellois Creole. Not ones to be left out, the Brits soon came knocking, and our influence is still apparent too, with English also spoken by much of the population.

That's where the European feel begins and ends though. The Seychelles is a beautifully unique place, with a friendly, frivolous spirit more commonly associated with the Caribbean, and the kind of dramatic, jaw-dropping scenery you'd expect in South East Asia.

To really make the most of the country's incredible landscapes, it's a wise move to book into a smaller place to stay, somewhere that enhances your stunning surroundings, instead of dominating them. We were bowled over by Maia Resort and Spa, a boutique luxury resort on Mahé comprising just 30 villas nestled on a hillside overlooking an endless blue horizon.

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A villa bedroom at Maia, with a panoramic view above

plants – think cinnamon, eucalyptus and lemongrass – this undeniably luxurious destination still feels authentic, and takes pride in complementing its natural surroundings. There's nothing overtly flashy, but you can be secure in the knowledge that your every need is catered for in a way that surpasses all expectations.

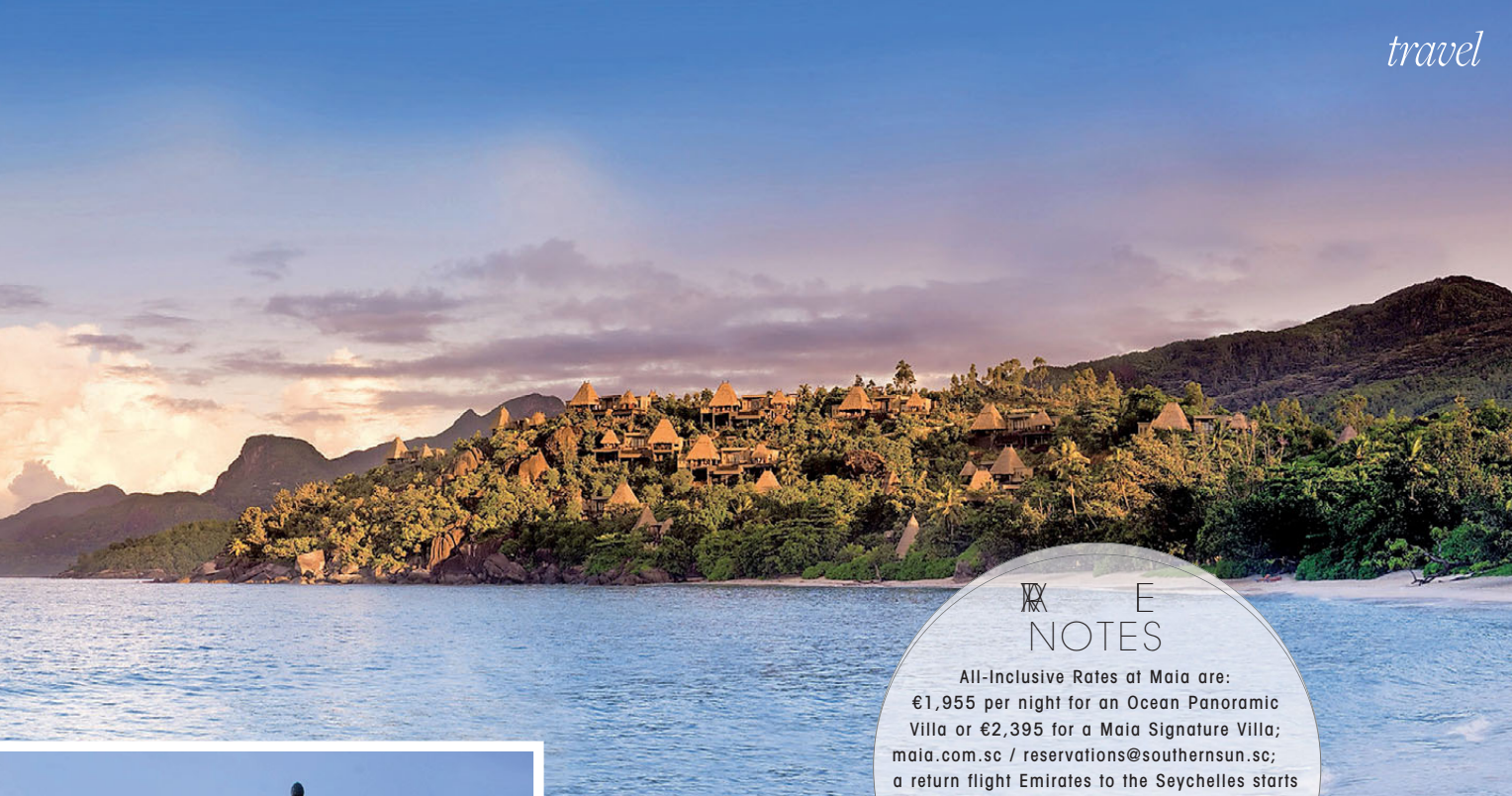
From the comfort of your 'so big I can't believe my eyes' villa (which comes complete with two infinity pools, outside bathtub, bar and terrace), you can plan your next few days in paradise with the assistance of your dedicated butler, and make the most of Maia's 'beyond all inclusive' concept.

Yes, this is all inclusive, but not as we know it – as you'd expect, the food and drinks are unlimited (within reason – if you choose to splash out on a bottle of Krug extra costs are, understandably,



The chef rustles up some tasty local dishes



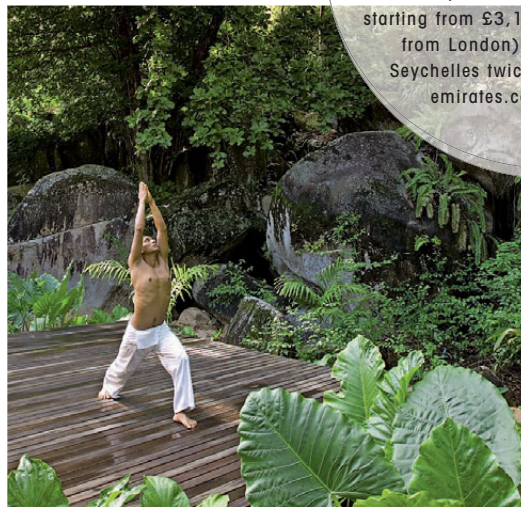


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The signature villa with its own infinity pool – and quite a view



All this bliss is hard to drag yourself away from, but exploring as much of the Seychelles as you can is obviously a priority. The country is actually made up of 115 islands, but the main three – Mahé, Praslin and La Digue – are where most visitors head. Take a boat trip to visit the giant tortoises on La Digue, or

the resort's blissfully idyllic beach.

There's also a beachside restaurant and bar serving an array of international and local dishes – don't leave without trying island specialities such as bread fruit crisps and grilled red snapper – and for those with a taste for a drop or two of wine, Maia's Wine

Boutique is an unexpected, and pretty magical, experience: resident sommelier Laurent will guide you through a tasting session before you settle in for dinner with just your favourite bottle and the sunset for company. A stand-out spa offering treatments in outdoor rooms enhances the Maia experience even further. Your massage or facial will be accompanied by a soundtrack provided by chirping birds and trickling waterfalls.

*Your experience is  
based around a  
wherever, whenever,  
whatever philosophy*

recline on the deserted beaches of Praslin, where you can also while-away an afternoon under the gentle waves, visiting the incredible array of underwater wildlife. Back on dry land, you might be lucky enough to spot a family of native fruit bats asleep in the trees, the mother's wings unfolding to reveal snoozing babies.

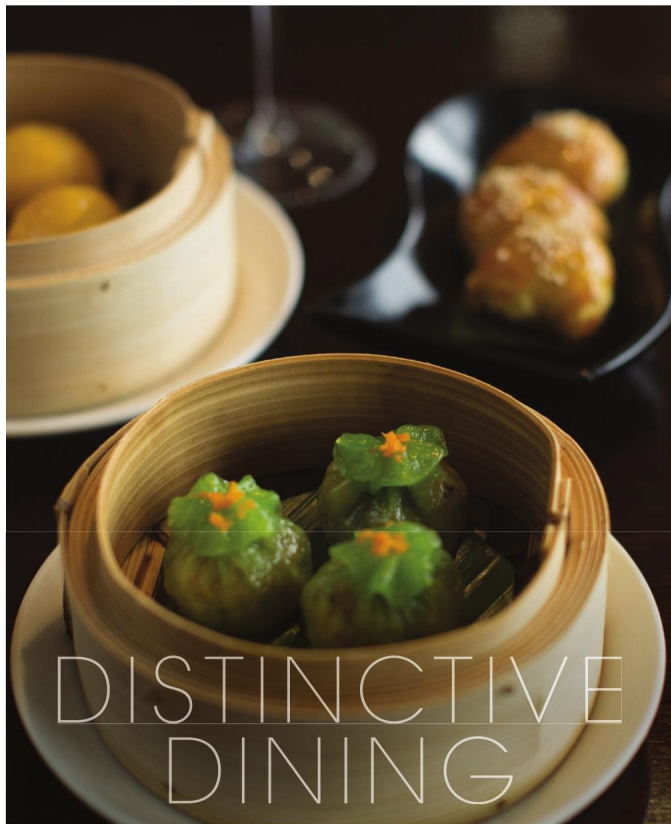
Returning to Mahé, you can hike around the national parks, botanical gardens, bird sanctuaries or

take a trip to the capital city, Victoria, where there's a lively fruit, vegetable and fish market to investigate, as well as a beautiful Hindu temple and – in another nod to the British influence – a miniature Big Ben in the town centre. A reminder of what you're not missing back home...

incurred), but don't for a second let the word 'buffet' enter into your head. And as for crowds of cocktail-guzzling tourists crowding the bar? Forget it. This is simply not that kind of party.

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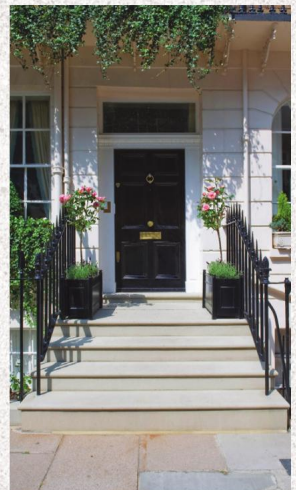


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# BUILDING BRIDGES

*Does tutoring reflect badly on schools? One award-winning company shows how the two can complement each other perfectly*

Words MARK KEBBLE



The next Enjoy Education event will offer an insight into life at Wetherby Prep

For a service that does receive bad press from time to time, tutoring is very much in demand and on the rise. One London-based company, Enjoy Education, is at the forefront of the industry and will next year celebrate its tenth anniversary – but don't think for a second they are here as a replacement for schools.

'It's not us or them, it's not tutoring versus schools,' insists Enjoy Education's founder, Kate Shand (right). 'Schools do a great job in terms of providing a place where children go every day – they are interacting with each other and they are covering content.

Schools are hampered by the inherent nature of their set up, which is that they are sometimes dealing with very large classes of students, whereas we focus on one to one support.'

Enjoy Education boasts a selection of top tutors who can help children achieve top results at all levels, including pre-school preparation, 7/8+, 11+, 13+, GCSE, A Level and Oxbridge preparation. But the fact that they also host a series of events with top Headteachers speaking suggests that the work they do is not seen as a criticism or as a means of replacing our schools. 'It's a wonderful way for them to be talking about their school, and parents love it because they have direct access to these Heads in a relaxed setting – but can still

ask difficult questions,' Kate says. 'We pick all sorts of different schools, whether it's co-ed and single sex schools, or boarding and day schools, as parents are often in that situation where they haven't yet decided what is best for their

child. It goes back to one of my primary reasons for setting up Enjoy Education: we want to inform parents about their children's education as much as provide tuition, because when parents understand the system they can relax and that feeds through to the children.'

The next event will be held at Knightsbridge's Royal Thames Yacht Club on 29 September and again has a high quality

line-up. 'We are delighted that Vivienne Durham from Francis Holland School, Nick Baker of Wetherby Prep, and Richard Harman from Uppingham will be speaking,' Kate says. 'It will be fascinating. Vivienne runs an all girls' secondary school, Richard runs a co-ed boarding school and Nick is launching Wetherby Secondary School in September. It will be an exciting opportunity for parents to understand better the pros and cons of these types of education.'

Enjoy Education were also one of the founders of The Tutors' Association, launched three years ago, who had a

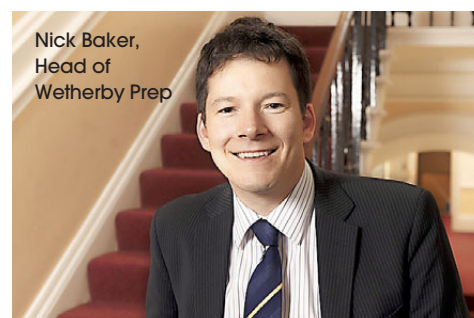
well-respected guest at their second AGM recently. 'Dr Tim Hands from Magdalen College School came to speak and that was wonderful,' Kate recounts. 'He spoke freely about all of us having a shared goal of building a child's confidence and it was a great moment showing how schools and tutoring companies can support each other. There will always be a healthy tension between the two, but at the same time what I do like is that schools are more open to collaborating with tutoring companies and we already work in-house with a number of schools in London.'

With a big anniversary to be celebrated next year, Enjoy Education show no signs of slowing down. There are plans afoot to help low income families apply to Oxbridge, more involvement at primary school level with children whose families can't afford one-to-one tutoring, and continuing a partnership with the charity Chance UK. As Kate sums up: 'Tutoring can be so powerful and life-changing.'

For more details on the 29 September event, and what Enjoy Education offer, visit [enjoyeducation.co.uk](http://enjoyeducation.co.uk) or call 020 7352 8800



*Schools are more open to collaborating with tutoring companies. We have a shared goal*



Nick Baker,  
Head of  
Wetherby Prep





# PREPARING YOUR CHILD FOR SECONDARY SCHOOL

*Enjoy Education invites you to an exclusive talk  
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Wetherby Prep and Uppingham School*

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Please RSVP to Sophie Harris,  
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At the Royal Thames Yacht Club,  
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**Tuesday 29th September, 2015**  
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**September 30<sup>th</sup>** (9.30am)

**October 16<sup>th</sup>/21<sup>st</sup>** (9.30am/7pm)

**November 3<sup>rd</sup>/12<sup>th</sup>** (9.30am/7pm)

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The Kindergartens is built on an ethos of happiness and inspiring a love of learning in children



# YOUNG AT HEART

*As The Kindergartens opens another site in Holland Park, the innovator behind these nursery schools promises there's more to come*

BY MARK KEBBLE

If you were out in Battersea recently desperately looking for some shaving foam without any luck, then Carol Evelegh may be able to shed some light on the reason why. 'I was at Bumble Bee [The Kindergartens' SW11 location] the other day and there was a child standing in some shaving foam. I asked what it felt like and this child shouted out all these different words and was learning so much. It's why I buy a lot of shaving foam from Tesco!'

Meeting Carol at The Kindergartens' Clapham head office, she exudes a real air of effervescence. Owner of The Kindergartens, the largest and fastest growing family-run group of nursery schools in London, she's up at 6am every day to visit their 12 sites. The group was founded by her late husband Philip in 1991, who always envisaged 'five schools', inspired in part by Carol's 38 years-plus experience teaching children from two upwards. Carol spent 33 of those years working with Thomas's London Day Schools, firstly as a Reception teacher in her 20s, before going on to be Deputy Head of Thomas's Kensington and then Director of Thomas's Kindergartens – and then becoming Head of Thomas's Clapham. 'They are a huge inspiration,' she says about the Thomas family.

Having experience of all education sectors, why did Carol end up focusing on the two to five year age range? 'The young ones just come out with things and are so open,' she smiles. 'There's something about young people that's fascinating, interesting and wonderful – just their questioning of the world. They are like sponges. You can just see it in them – their eyes light up when they are learning.'

Carol runs The Kindergartens like a school and each site has its own personality, but there is a constant theme running through them. 'There's a sense of happiness, a sense of giving things a go,' Carol says on the atmosphere you'd find in any one of The Kindergartens. 'The children are so young, you want to nurture them, make them happy and tell them to have a go – giving them confidence in the process.'

The group's success has its roots in Carol's never-ending energy – 'When we got to ten sites, people still approached me with possible locations, thinking

'Carol will be up for the challenge'!' – and its ability to embrace forward-thinking principles. They are one of the few nursery schools in London to embrace Forest Schooling, and emotional wellbeing is just as important as educational excellence. 'If you have happy children, you have a happy school,' Carol says simply.

Walk around any site and you'll see classrooms bursting at the seams with children's work on the walls, covering all manner of subjects. Holland Park will get its own share of this educational experience when Pooh Corner opens in September, and with another also set to open in Fulham soon, where will the journey end? 'If something wonderful

comes along and we can make a difference in that area, then we would like to do it,' Carol says. Best get out and stock up on shaving foam.

Pooh Corner Kindergarten is located at The Crypt, St John the Baptist Church, Holland Park W14 8AH, 01622 833 331; [thekindergartens.com](http://thekindergartens.com)



*There's something about young people that's fascinating and wonderful*



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The Kindergartens are delighted to announce that they are opening two new nursery schools in Holland Park, W14 and Aubrey Walk, W8. These will be sister nurseries to their highly successful Pooh Corner Kindergarten in SW7.

The new kindergartens will offer a very exciting and unrivalled education. Morning places are available now.

Pooh Corner Kindergarten, Holland Park,  
The Crypt, St John The Baptist Church,  
Holland Park, London W14

Pooh Corner Kindergarten, Kensington  
St George's Church, Aubrey Walk,  
Campden Hill, London W8

"...the earliest age is the most important one for education, because the beginning decides the manner of the progress and the end."

Fredrick Froebel

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Thursday, 8th October . 6pm – 8.15pm

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# PROPERTY

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*This roomy home has been given a makeover*

The stylish decor of this three-bedroom, three-bathroom home complements its recent modernisation and extended size. Skylight windows illuminate two of the three reception rooms, while high-end fittings and equipment add to the home's sumptuous feel. Smith Terrace sits in a secluded area south of the King's Road.

Asking price £5,295,000 Freehold. 020 7352 1484. [johndwood.co.uk](http://johndwood.co.uk)



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FIRST LOOK  
NEW DEVELOPMENTS



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- 115 My dream home – a beautiful home in Hyde Park Gardens



London is firing on all cylinders when it comes to new developments, from bijoux boutique projects to huge regeneration schemes. Developers are realising they are responsible in helping to build communities as well as houses and apartments, so in this month's Insight I look at how art is at the centre of 'placemaking'. We also catch up with the latest property news and pick out five properties with fabulous living areas.

*Karen*  
Karen Tait, Property Editor

Editor's pick: This light-filled property on Clareville Street, SW7 offers four bedroom suites, generous living space, two terraces and an integral garage: £6.5m (Lurot Brand, 020 7590 9955)





NEW



Aykon Nine Elms will be the first project of scale in London to be designed by a luxury fashion house

# PROPERTY NEWS

*Your update on London's homes & interiors*

## Tom Cruise penthouse

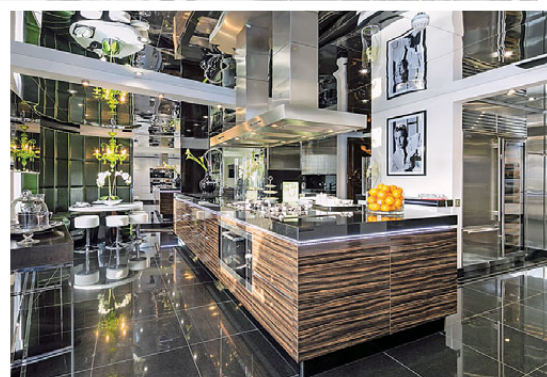
Is this the most glamorous penthouse on the London market? Paul Davies London has transformed the entire top floor of the residential building Wellington Court into a unique 10,000 sq ft apartment. Boasting the largest private Hyde Park rooftop terrace of any Knightsbridge penthouse along with bespoke Great Gatsby inspired Art Deco interiors, the property offers six-bedrooms, including a master suite with his and hers dressing and bathing rooms, and is on the market for £35m with Mayfair agent Wetherell.

Formerly the Second Duke of Wellington's Riding School, Wellington Court was first developed in the 19th century and was the original prestigious parkside development. High-profile residents have recently included Tom Cruise, who rented the penthouse as his London pied-à-terre.

[wetherell.co.uk](http://wetherell.co.uk)



The penthouse occupies the entire top floor







## VAUXHALL MEETS VERSACE

If there was any doubt that Vauxhall was one of, if not the, rising star of our capital, the latest luxury property launch puts it firmly on the glamour map. Swanky interior design has long been utilised to make high-end developments stand out from the rest, but this new project from Dico UK, a subsidiary of Middle East developer Damac, has brought in the big guns with no less than Versace providing a new

level of glamour for London.

Located in a prime spot overlooking the Thames, Aykon Nine Elms will be the first of Damac's branded residences in the capital, and will play a major part in the 195-acre regeneration of the Battersea area.

With prices from £700,000 to £4m, the tower will offer two- and three-bedroom apartments, plus studios and penthouses, while the all-important residents' amenities will include a gym, indoor pool, spa, roof garden and cinema.

The project marks significant expansion for Versace. 'It's

the ultimate expression of our lifestyle concept,' explains CEO Gian Giacomo Ferraris. 'Comfort will become our lifestyle.'

'Donatella Versace is able to customise and tailor design for every interior space,' he adds. 'It's a tailor-made project which will focus on a glamorous, bold and colourful DNA'.

So, if you fancy adding a property to your Versace fashion collection, look no further – you'll have to be patient, however, as the project isn't due for completion until 2020.

[Aykonproperties.com](http://Aykonproperties.com)



## HUF HAUS launches UK show house

Fans of *Grand Designs* will be no stranger to the fabulous HUF HAUS brand of pre-manufactured timber and glass homes that are renowned for their precise German engineering and fast efficient builds, not to mention contemporary style. Now the first ever UK show house has been launched in Brooklands, Surrey.

Building on the company's history of sustainable construction, as well as the sumptuous interiors and high-end features associated with HUF HAUS design, the show house realises the concept of eco-luxury, integrating sustainability and sophisticated engineering to prove that a luxury home doesn't have to sacrifice environmental

consciousness. With over a century of experience refining HUF HAUS architecture and more than 15 years of building in the UK, the show house unveils the new technology on offer – indeed, the show house is likely to be the most engineered house in the UK.

'Our first UK show house demonstrates the architectural and technological advances achieved by the HUF HAUS engineers,' comments CEO Georg Huf. 'Functions such as the heating with ice system that were beyond our comprehension when we began building in the UK 18 years' ago now come as standard as we strive to pioneer zero carbon efficiency.'

[huf-haus.com](http://huf-haus.com)

# 70RK

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# THE ART OF PROPERTY

*As London celebrates its 13th Design Week, we take a look at how property and art have become inextricably entwined*

Words KAREN TAIT



**W**e all know that once the artists move into a neighbourhood, it's only a matter of time before it becomes gentrified and prices start rising. Canny property developers recognise the value of art when it comes to promoting their projects too, and it's becoming more and more common for them to partner with an artist to offer more than just homes.

When luxury development The Chilterns in Marylebone launched, a private gallery in the grand lobby displayed a specially commissioned series of photos of the area by photographer David Bailey; buyers of the properties (priced from £3m) then received one of the original framed

photos, worth around £20,000 each.

The St James Group went a step further with the Riverlight development in Battersea. In addition to the six contemporary buildings designed by Rogers Stirk Harbour + Partners, the project committed over 75% of the site, some four acres, to landscaped outdoor spaces offering shops, restaurants and public art – the nearby Royal College of Art was given a five-year rent-free working and interactive artist space StudioRCA, which opened in October. Developer St James also commissioned leading contemporary artists Simon and Tom

Bloor, Kate Davis and Peter Newman to create sculptural works at Riverlight. (Completion is due in 2017, with prices from £800,000, 020 7870 9620.)

History, art and property have been combined at the Goodman's Fields development in Aldgate (prices from £735,000, 020 3217 1000), where six larger than life bronze horses were recently unveiled in the new public piazza. The sculptures from British artist Hamish Mackie commemorate the site's past, where Mr Goodman once leased out the fields for London's livery horses. Mature trees, pools and fountains follow the curved path of the horses' dramatic charge through the piazza.

'Development is about creating communities,' explains Tony Pidgley CBE, Chairman of the Berkeley Group. 'We wanted to create one of the finest new squares in London, somewhere you want to meet your friends, relax, read a book and enjoy yourself. Public realm must be at the heart of all regeneration in a world class city.'

Large-scale regeneration projects can sometimes be criticised for their lack of soul and community.

Introducing art can help to overcome these problems, as recognised by the vast Nine Elms project, where a plan to create a new cultural quarter has just been unveiled.

There's even a name for this process – 'placemaking' acts to entwine culture, art and architecture, engaging local

*Art and culture are great tools to bring people together, and build a community*





Far left: Bronze horses make a splash at Goodman's Fields  
Left: The 'flower building' at Battersea will be an art form in its own right  
Below: Sculptures at Riverlight by Simon and Tom Bloor

most importantly a place for new and existing residents to participate in activities and come together as a community. It is the first step in an unfolding and endless story as the Power Station is built out over the coming years.'

Architects are getting in on the act too, with the properties themselves becoming art forms – witness the sculptural form of architect Frank Gehry's 'Flower Building', while across the capital ever more creative new developments have inspired countless nicknames (the Gherkin, Cheese grater and Walkie-Talkie, to name but a few), leading big-budget buyers to expect innovative architecture.

While galleries are popping up in property developments, the flipside to the coin is the conversion of artists' studios and warehouses into luxury developments – at the heart of the Nine Elms regeneration, for example, an ex-Christie's auction warehouse will become The Residence, offering 510 homes courtesy of developer Bellway.

residents, adding character and bringing a sense of participation to a newly established area.

'Art and culture are great tools to bring people together and create the human interactions that are key to building a community,' comments David Twohig, director of design and placemaking at Battersea Power Station. 'Through partnerships we want to bring a diverse art and culture offering across multiple platforms around the site. We're very excited to be partnering with Battersea Arts Centre on our first cultural platform in Circus West. BAC will play an important role ensuring that we create a space that works for artists, allows for diverse and quality programming, and





# 5 of the best... LIVING AREAS

*The lounges and reception rooms that will give your home the wow factor when it comes to entertaining*



## FRENCH FANCY

Eaton Place, SW1X, £5,250,000

This beautiful drawing room has an airy interior thanks to the light filtering in from three pairs of French windows. Part of a fabulous, first-floor maisonette in a stucco-fronted period conversion, the three-bedroom apartment has a large, south-facing roof terrace to the rear.

**020 7306 1600; waelis.com**



## ORNATE DETAILING

Collingham Gardens, SW5, £4,000 per week

Corniced ceilings, period features and wood flooring add warmth and character to this elegant reception room. The beautiful Grade II listed detached family house comes with five bedrooms, four bathrooms, a drawing room, dining room, cinema room and kitchen.

**020 7581 8431; Jackson-Stops & Staff**



## SKY'S THE LIMIT

Great Minister House, SW1, £4,500,000

Each three-bedroom property inside the new penthouse collection at Westminster's Great Minister House has a grand living area. Residents will also benefit from a 24-hour concierge service, a comprehensive security system. There are five penthouse apartments in total.

**0844 811 4334; barratflondon.com/greatministerhouse**



## DOWNTON EFFECT

Ennismore Gardens, SW7, £12,250,000

There is a real sense of grandeur about this drawing room, which has triple French windows opening on to an ornamental balustraded balcony, a deep ceiling cornice and a pink marble fireplace. The home has six bedrooms, two bathrooms and three shower rooms.

**020 7352 1484; John D Wood & Co.**



**Online**

For more photos  
from this feature  
visit [theresident.co.uk](http://theresident.co.uk)



## ARTISTIC TOUCH

Glebe Place, SW3, £5,450,000

This fabulous, indulgent former artist's studio is modern and exquisitely presented throughout, not least this double-height living room, that has a huge skylight centred upon the sitting area space.

**JSA: Knight Frank Chelsea and Jeremy Davidson**



## St Luke's Street, Chelsea, SW3

£3,750,000 Freehold



**This beautifully presented semi-detached house offers well planned living space and boasts a stunning Marston & Langinger conservatory off the drawing room.**

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sitting room | Study | Master bedroom  
with en - suite bathroom | Second  
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room | South West facing garden

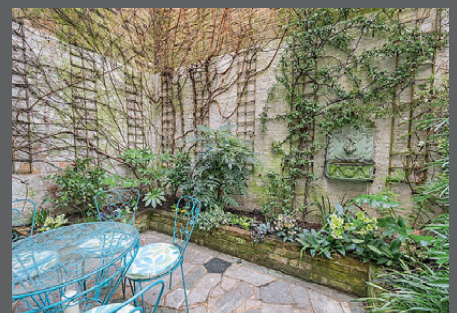
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Motcomb Street, Belgravia, SW1X

£1,975 per week\* Furnished



An exceptionally well presented, furnished, maisonette with private entrance. This two bed, two bath property is situated on the charming Motcomb Street with easy access to a plethora of shops and restaurants.

1,406 sq ft (130.62 sq m) | EPC Rating C  
Entrance hall | Reception room | Dining room | Eat in kitchen | Cloakroom | Two double bedrooms with en suite bathrooms

**Knightsbridge 020 7235 9996**  
knightsbridge.lettings@struttandparker.com





Cadogan Gardens, Chelsea, SW3

£1,650 per week\* Unfurnished



A spacious and well balanced three bedroom maisonette extending to some 1,972 sq ft located in this prime part of Knightsbridge.

1,972 sq ft (183.2 sq m)  
Entrance hall | Sitting room/dining area | Open plan kitchen/dining room | Three bedrooms | Three bath/shower rooms | Guest cloakroom | Access to Cadogan Square

**Chelsea 020 7589 9966**  
chelsea.lettings@struttandparker.com





Limerston Street, Chelsea, SW10

£3,695,000 Freehold



A wide fronted, four bedroom freehold Chelsea villa with a contemporary feel and stylish interior that has been completely rebuilt and reconfigured throughout.

2,085 sq ft (193.7 sq m) | EPC Rating C  
Drawing room | Kitchen | Family room |  
Four bedrooms | Four bath/shower  
rooms (three en suite) | Cloakroom |  
Courtyard | West facing garden

**Chelsea SW10 - 020 7373 1010**  
chelseaSW10@struttandparker.com







The Cheyne Terrace development shown from the inside, left, and outside, above

# MY MONTH

*A more European rental market has aligned lettings closer to sales this summer, says Strutt & Parker's Alice Umfreville*



**What has been the most challenging aspect of your month?**

Encouraging our landlords to feel a sense of urgency when considering offers. We have had a few landlords miss out on numerous

good offers because they have taken so long to make a decision.

**What has been your personal highlight?**

My personal highlight was having the time to help my team adapt new useful negotiating skills and ensuring everyone is happy once a deal is agreed.

**Describe an exceptional property that has come on to the market...**

A stunning duplex in Cheyne Terrace, which is a fabulous new development on Chelsea Manor Street. It boasts luxury amenities, such as a gymnasium and a swimming pool. We have recently let two flats here within their first viewing. It shows that however charming traditional Chelsea is, there is always room to embrace new designs.

**What has been the most surprising thing to happen to you?**

I was really surprised by how quickly the market quietened for so many of our clients once schools broke up. Reaching someone on the phone at the moment is nigh on impossible, unless they're answering poolside. In that sense London has become very European with so many people taking the month of August off.

**What has been the highest let to take place?**

Without doubt this has been Cheyne Terrace, which was let in the first viewing at a fantastic £1.55 per square foot. Last week, we also had three offers on the same property, which went to best and final. This is a great sign as that scenario has not been common in recent months.

**What is your favourite local lunch spot?**

Strutt & Parker has recently become a member of Bluebird, which I have been lucky enough to take advantage of with colleagues and clients. The Yellowfin

tuna tortilla is out of this world!

**How has the market been performing?**

In my view the market is becoming more becoming more aligned to the sales market. During a week in which the phones hardly ring, a huge deal could materialise and in a week that feels completely manic, it could be the

reverse. That's what keep our job so interesting and us on our toes: every day is different.

*During a week in which the phones hardly ring, a huge deal could materialise*

**Have you been involved with any local campaigns recently?**

We recently sponsored the Garden House School's summer fête and we often sponsor Christie's events in South Kensington. We are always on the lookout to support other local events too as we like to be an active part of the community.

Alice Umfreville is Head of Chelsea Lettings at Strutt & Parker. 020 7589 9966; [struttandparker.com](http://struttandparker.com)





## Ellesmere Court SW10

GUIDE PRICE: £995,000

A beautifully light first-floor, two-bedroom flat in this modern development on Chelsea's Fulham Road. This property would work as a lovely home, a great pied-à-terre or a rental investment. It has the benefit of a porter and lift.



Knight Frank Chelsea  
020 7349 4300  
[knightfrank.co.uk/chelsea](http://knightfrank.co.uk/chelsea)





Ellesmere Court SW10 £995,000. A beautifully light first-floor, two-bedroom flat on Fulham Road that would make a great rental investment

# HOT TREND

*Investment properties, especially those with short or mid-term leases, are proving popular at present, says Nick Gaunt of Knight Frank Chelsea*



**A**bout one in three of the people I am

registering at present seem to be buying property as either an investment or for

redevelopment. The remaining two thirds seem to be ordinary people moving for the usual reasons: job relocation, buying for children or because of family expansion. Consequently, we have noticed a flurry of activity in the Chelsea market below £1.5m and have had a record month this year for deals agreed (including three last week for under £1m).

Two things have appeared as trends from the aforementioned one-in-three figure: developers are bidding early rather than waiting to see what the normal process brings, and there is an appetite for short and mid-term leases. Developers seem to be finishing existing projects, are selling them quickly as

turnkey products, and have a real hunger for the next one – perhaps reducing their margins a little to secure something.

Traditionally when marketing a flat, early offers would come in and some of these would be from developers, perhaps offering at a ‘cheeky’ level to test the water or to identify a pressurised vendor. The normal marketing process would often follow, resulting in a rise in bidding levels until an agreeable level was achieved. On three of the last flats I released to the market, we had immediate bids from investors, end-users and, in two cases, developers. The difference has been that these bids have been within a few percentages of the asking price.

With regards to leases, many of the properties under £1m in Chelsea have short or mid-term leases – we have just agreed the sale of two of them – and therefore are at a stage where it will start

to become expensive to increase them – not expensive when put in the context of the capital growth of the sales value, but costly if you are not looking to sell.

It is not that difficult to increase the length of your lease: as the market has been steady for some years, there is a stable platform for estimating lease increase costs and, just as importantly,

being able to calculate the cost benefit.

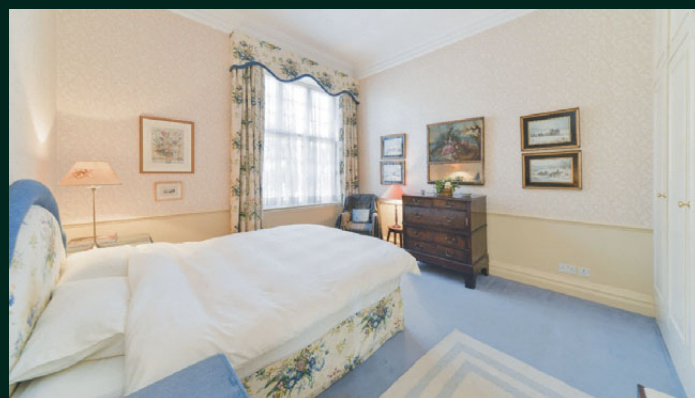
I am in contact with many potential vendors about increasing their leases as, in addition to upping the value of

their flat, it massively increases the saleability and desirability to purchasers – especially mainland European and Asian buyers – and removes the hassle and uncertainty of buying a mid-term or short lease.

*A trend that has appeared is an appetite for short and mid-term leases*

Contact Nick Gaunt on 020 7349 4300 or at [nick.gaunt@knightfrank.com](mailto:nick.gaunt@knightfrank.com)





## Lennox Gardens, Knightsbridge SW1

### One bedroom apartment with access to communal gardens

A beautiful first floor flat with excellent views over the communal gardens of Lennox Gardens. The flat would make the ideal London pied-à-terre. Bedroom, bathroom, grand reception room with dining area, fitted kitchen, study/occasional bedroom, access to Lennox Gardens. EPC: C. Approximately 87 sq m (946 sq ft).

Share of freehold

[KnightFrank.co.uk/knightsbridge](https://www.knightfrank.co.uk/knightsbridge)  
[knightsbridge@knightfrank.com](mailto:knightsbridge@knightfrank.com)  
 020 3641 5928





## Kingston House North, Knightsbridge SW7

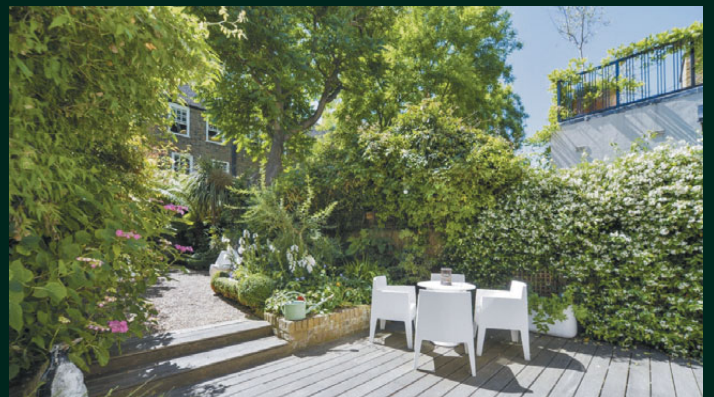
### One bedroom apartment with parking

A well balanced one bedroom apartment on the ground floor of this fully portered block with direct views of Hyde Park and the benefit of one parking space. Bedroom with en suite bathroom and dressing area, reception room, kitchen, porter, parking for 1 car, storage cage. EPC: E. Approximately 81 sq m (872 sq ft).

Share of freehold

[KnightFrank.co.uk/knightsbridge](https://www.knightfrank.co.uk/knightsbridge)  
[knightsbridge@knightfrank.com](mailto:knightsbridge@knightfrank.com)  
 020 3641 5928





## Elm Park Road, Chelsea SW3

### Beautiful semi-detached villa with large garden

A beautifully presented semi-detached freehold house with three bedrooms, two studies and fantastic entertaining space. The houses on Elm Park Road are well known for their grand proportions. Arranged over only four floors there is great width and a wonderful south facing garden. 3 bedrooms, 3 reception rooms, 2 bathrooms, garden. EPC: F. Approximately 214 sq m (2,310 sq ft).

Freehold

[KnightFrank.co.uk/chelsea](https://www.knightfrank.co.uk/chelsea)  
[chelsea@knightfrank.com](mailto:chelsea@knightfrank.com)  
 020 3641 5901

Guide price: £6,750,000

[KnightFrank.co.uk/CHL120330](https://www.knightfrank.co.uk/CHL120330)

[@KnightFrank](https://twitter.com/KnightFrank)  
[KnightFrank.co.uk](https://www.knightfrank.co.uk)

[OnTheMarket.com](https://www.onthemarket.com)



## SELLING HOMES LIKE YOURS ALL YEAR ROUND

August looks set to be a busy month for the property market as potential buyers are seeking homes throughout the summer.

With property searches from mobile and tablets increasing as people take their devices on holiday, and post-election resurgence of buyers, August has never been a better time to let us help you make your next move.

For further information or to arrange your no obligation market appraisal contact 020 3641 6120 or visit [KnightFrank.co.uk/southkensington](https://www.knightfrank.co.uk/southkensington)

 @KnightFrank  
[KnightFrank.co.uk](https://www.knightfrank.co.uk)  
 OnTheMarket.com



Guide price: £4,950,000

### Brechin Place, South Kensington SW7

An opportunity to acquire a rarely available modern house in a private South Kensington location with off street parking for two cars and access to stunning communal gardens. 4 bedrooms, 2 reception rooms, 3 bathrooms, patio/terrace, private parking. EPC: D. Approximately 258 sqm (2,781 sq ft).

[southkensington@knightfrank.com](mailto:southkensington@knightfrank.com)

Office: 020 3641 6120



Guide price: £3,600,000

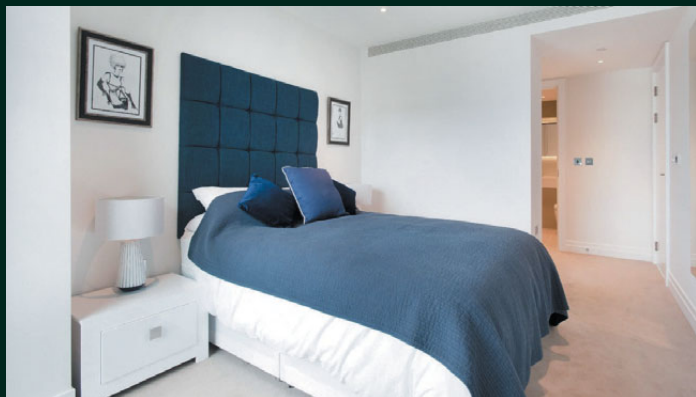
### Queen's Gate Mews, South Kensington SW7

A superb freehold mews house quietly positioned within one of the area's most desirable mews. The property is presented in good order throughout and is located within a moment's walk from Gloucester Road. 3 bedrooms, 2 reception rooms, 3 bathrooms, WC, garage.

[southkensington@knightfrank.com](mailto:southkensington@knightfrank.com)

Office: 020 3641 6120





## Riverlight Quay, Nine Elms SW8

### Two bedroom apartment for sale in Riverlight One

Riverlight is an exciting new residential development, directly on the riverfront in the heart of the new Nine Elms on the Southbank district. 2 bedrooms, 2 bathrooms, reception room, balcony, concierge, leisure facilities, swimming pool, private parking. EPC: B. Approximately 73 sq m (789 sq ft).

Leasehold: approximately 995 years remaining

[KnightFrank.co.uk/riverside](https://www.knightfrank.co.uk/riverside)  
[riverside@knightfrank.com](mailto:riverside@knightfrank.com)  
 020 3597 7670

Guide price: £1,200,000

[KnightFrank.co.uk/RVR140366](https://www.knightfrank.co.uk/RVR140366)

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# EXPERTS IN THE NICHE MARKET

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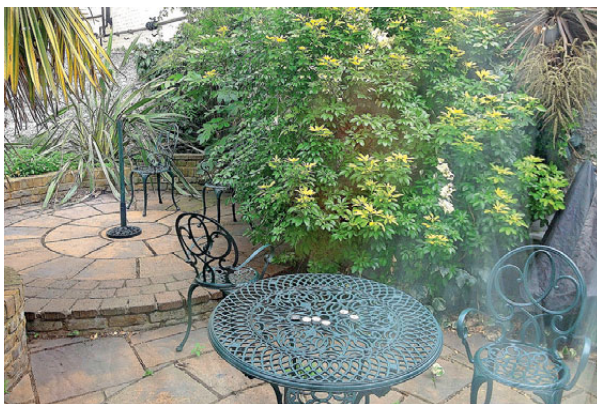
**Unit 1, 9 Handyside Street,  
ArtHouse, London N1C 4AY**





# LOCKETT ESTATES

020 7381 4998 • 190 Fulham Palace Road London W6 9PA  
sales@lockettstates.co.uk • lettings@lockettstates.co.uk • www.lockettstates.co.uk



## Musard Road, W6

A spacious, furnished, well presented period house in sought after location, offering four double bedrooms, double reception room, fitted kitchen/breakfast room, bathroom, shower room and private garden. The property further benefits from gas central heating and can be found in a convenient location close to local amenities and Barons Court underground station.

**£725 per week**

020 7381 4998







# LOCKETT ESTATES

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## Silverton Road, W6

Looking for a four bedroom property? Then why not take a look at this three bedroom property with scope to extend to make a four bedroom, three reception room house, which you can finish to your own taste. Having been lovingly restored by the current owners, the property currently offers three reception rooms, three bedrooms, fitted kitchen, modern bathroom and private rear garden. The property has retained a wealth of features typical of the age, including fireplaces, high skirting boards, picture rails and panelled doors.

**£1,200,000**

020 7381 4998







## Cabul Road, SW11

A newly modernised 2 bedroom ground floor flat in Battersea.

Open plan reception room with sliding doors to the south facing garden and a cellar with storage space.

EPC rating D

£650,000 Share of Feehold **TR61262**



## Princes Gate, SW7

A first floor 3 bedroom flat requiring refurbishment, located approximately 200 yards from Imperial College London.

Reception room, 3 bedrooms, 2 bathrooms (one en suite); lift, caretaker.

EPC rating C

£1,695,000 Leasehold (965 years) **TR61746**

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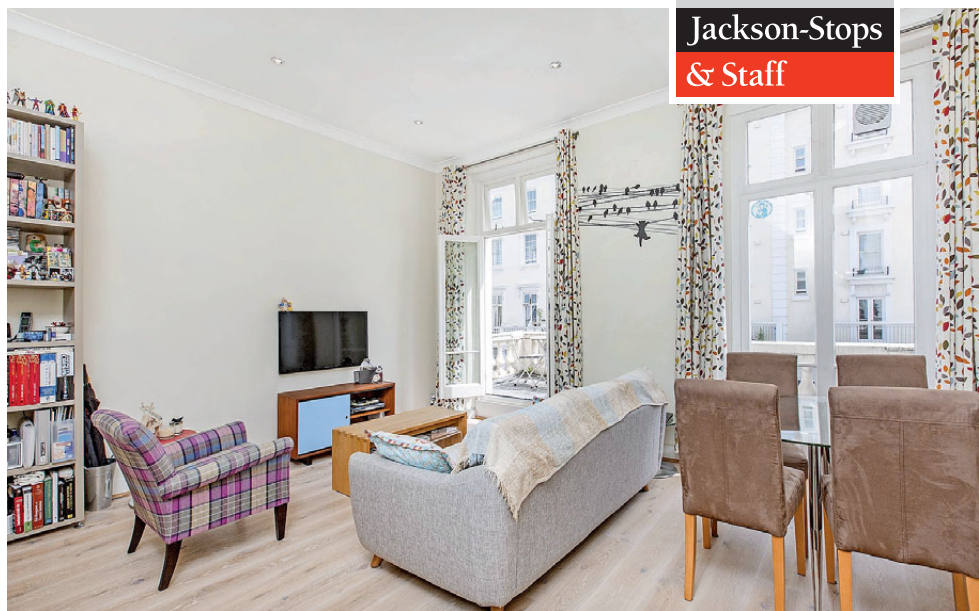
Chelsea  
020 7581 5881

chelsea@jackson-stops.co.uk





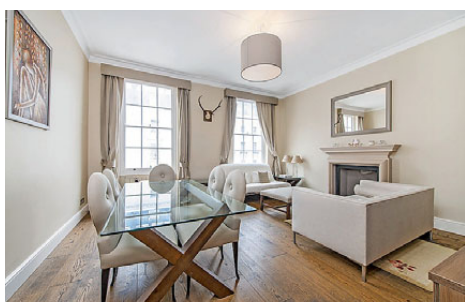
**Jackson-Stops  
& Staff**



## Gloucester Street, SW1V

A first floor apartment with a portico balcony in Pimlico.  
Open plan reception room/kitchen, 2 double bedrooms, bathroom, shower room; balcony.  
EPC rating C

£995,000 Share of Freehold



## Gloucester street, SW1V

A fully refurbished second floor apartment in the Pimlico "Grid".  
Reception/dining room, kitchen, double bedroom, bathroom. Rental yield in the region of 3.5%.  
EPC rating D

£725,000 Leasehold

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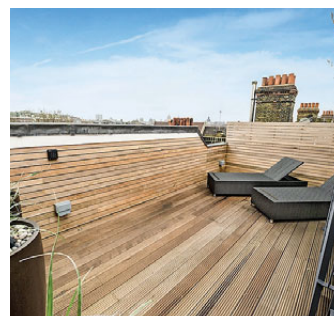






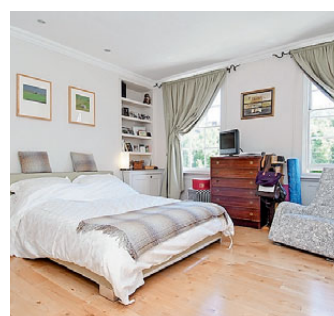
# jackson-stops.co.uk

**Jackson-Stops  
& Staff**



## Cadogan Gardens, SW3

An apartment arranged over the third and fourth floors of this period building, just 0.3 miles from Sloane Square. Open plan reception room/kitchen, 4 bedrooms (2 en suite), shower room; private roof terrace, direct lift access. Furnished. EPC rating D  
£5,000 per week (fees apply)  
Chelsea 020 7581 8431 **TR62117**



## Tachbrook Street, SW1V

A house in Pimlico laid out over five floors, just 0.4 miles from Victoria station, and 0.2 miles from Pimlico station. Open-plan kitchen/dining room, 2 reception rooms, 4-5 bedrooms, 3 bathrooms; terrace, garden. Unfurnished. EPC rating E  
£1,550 per week (fees apply)  
Pimlico 020 7828 4050 **TR52724**

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## HARRY BUCHANAN JACKSON-STOPS & STAFF

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*Summer has been a sizzler for the central London property sales market*

---

**T**he property market in central London has been very positive this summer. Following the election earlier this year, we have seen buyers coming out of the woodwork and starting to look seriously for new homes and investments.

Things here in Pimlico and Westminster are now well and truly swinging. We have been to sealed bids twice already this month and, in both cases, I am pleased to report that the guide price has been comprehensively beaten. This is a very good sign and bodes well for the market in and around our area of London. We have also agreed a number of other deals, two of which were on properties that did not even get the chance to come fully to market.

During the last month, we have averaged a selling price at 98.5% of our guide prices (based on July figures) and, given the nature of the agreed deals, we do have a number of 'under bidders' who are very keen to buy something in the next few months.

In the past, we have found the summer period to be slow in Pimlico and



*In the past, the summer period has been slow but my analysis of the last two years suggests the opposite*



**Winchester Street SW1  
£3,350,000**

This recently modernised five-bedroom home has a great feeling of space for family living and formal entertaining. The dining room and drawing room are on the first floor, benefitting from high ceilings and natural light, while the lower ground floor offers versatility with the option of a self-contained apartment. There are three reception rooms, two terraces and a balcony.

Westminster, but my in-branch analysis of activity over the past two years would in fact suggest the opposite to be true. Prices are strong and many buyers are eager, therefore I believe that the tide has turned and that for buyers and sellers alike, the summer is a much better time to get going than previously thought.

In conclusion, we would advise genuinely keen buyers to not simply rely on the property portals but to call the appropriate agent directly so that they may get the pick of the crop first.

Harry Buchanan is Director of Pimlico Sales at Jackson-Stops & Staff: 020 7828 4050;  
[jackson-stops.co.uk](http://jackson-stops.co.uk)



bestgapp.co.uk

Ebury Street, SW1



A well-presented second floor lateral flat (five windows wide) in this attractive Belgravia street. The flat has a large reception room and two spacious bedroom suites, all with good ceiling heights. Located close to the local shops and restaurants of Elizabeth Street as well as excellent transport links from Victoria and Sloane Square tube stations.

- \* Two Bedroom Suites
- \* Reception Room
- \* Kitchen
- \* Utility/Cloakroom

Share of Freehold

£2,875,000



81 Elizabeth Street • London • SW1W 9PG

ESTATE AGENTS, VALUERS & CHARTERED SURVEYORS

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reception@bestgapp.co.uk



# Morris and Bott.



Lee Bay, North Devon

At a glance: 4 | 2 | 3 | EPC: F

Stunning Chapel Conversion | Successful Holiday Let | Oozing With Character | Quiet Location

Guide Price £650,000



Appledore, North Devon

At a glance: 4 | 1 | 3 | EPC: Exempt

Stunning Period Property | Prominent Quayside Position | Located in the Heart of Appledore | Off Road Parking for 3 cars | Large Private Garden | 4 Generous Bedrooms

Guide price £599,950

**morrisandbott.co.uk**

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Grenville Wharf, 6a The Quay, Bideford EX39 2HW

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**The Property Ombudsman**



# Chard

## Cornwall Mews West, SW7

£4,350,000

A well proportioned, three double bedroom mews house offering three reception rooms, access to a private garage and a roof terrace



- Three bedrooms
- Three bathrooms
- Three reception rooms
- A garage
- Freehold
- Gloucester Road station

South Kensington & Chelsea sales  
020 7373 8883





Regulated  
Estate Agent  
and Letting Agent

chard.co.uk

Chard

Clareville Street, SW7

£6,500,000

This recently refurbished family home benefits from four double bedrooms and four bathrooms



- Four bedrooms
- Four bathrooms
- Three reception rooms
- Outside space
- Garage
- Gloucester road station

South Kensington & Chelsea sales  
020 7373 8883

Courtfield Gardens, SW5

£1,200,000

A beautifully presented two double bedroom, two family bathroom duplex apartment



- Two bedrooms
- Two bathrooms
- South facing
- Lift access
- Communal gardens
- Gloucester road station

South Kensington & Chelsea sales  
020 7373 8883



## Courtfield Gardens, SW5

This three bedroom apartment is arranged over the raised ground and lower ground floor.



£2,250,000

- Three bedrooms
- Three bathrooms (two en suite)
- Two reception rooms
- Period conversion with high ceilings
- Access to communal gardens
- Gloucester Road station

South Kensington & Chelsea sales 020 7373 8883

## Nevern Place, SW5

A split level two double bedroom apartment with a balcony ideally located in Earls Court



£1,250,000

- Two bedrooms
- Two bathrooms
- Grand reception space
- Separate kitchen
- Private balcony
- Earls Court station

South Kensington & Chelsea sales 020 7373 8883

## De Morgan Road, SW6

A well presented family home located on a sought after residential road in Fulham



£1,275,000

- Three bedrooms
- Loft room
- Large reception
- Kitchen/dining room
- Sought after location
- Parsons Green station

Fulham sales 020 7731 5115

## Ferrymans Quay, SW6

A three double bedroom apartment with a balcony, a porter and two parking spaces



£1,250,000

- Three bedrooms
- Two bathrooms
- Balcony
- Direct river views
- Two parking spaces
- Imperial Wharf station

Fulham sales 020 7731 5115





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and Letting Agent

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Chard

Godfrey Street, SW3

£2,500 p/w

A refurbished four double bedroom family house benefitting from access to a large roof terrace



- Four bedrooms
- Three bathrooms
- Two terraces
- A sauna
- Alarm system
- Spacious accommodation

South Kensington & Chelsea lettings  
020 7244 7711

Onslow Gardens, SW7

£1,595 p/w

This well proportioned, two bedroom apartment is ideally located for access to South Kensington



- Two bedrooms
- Two bathrooms
- First floor
- High ceilings
- Private roof terrace
- Communal gardens

South Kensington & Chelsea lettings  
020 7244 7711



## Rosaline Road, SW6

A contemporary three bedroom family house with a private patio and a roof terrace



£750 p/w

- Three bedroom house
- Two family bathrooms
- Two private outside spaces
- Double glazed throughout
- Fulham Broadway station
- Energy rating c

Fulham lettings 020 7384 1400

## Horder Road, SW6

A three double bedroom house with a private paved garden situated in Munster Village



£810 p/w

- Three bedrooms with ample storage
- Large living room with wood floors
- A semi open plan kitchen
- Two family bathrooms
- Parsons Green station
- Energy rating d

Fulham lettings 020 7384 1400

## Howard Building, SW8

This spacious two double bedroom riverside apartment offers access to a private balcony



£675 p/w

- Two double bedrooms
- Private balcony
- Underground parking
- Fifth Floor with lift access
- Sloane Square station
- Energy rating c

Fulham lettings 020 7384 1400

## Danehurst Street, SW6

This two double bedroom, two bathroom maisonette is located within Munster Village



£470 p/w

- Two double bedrooms
- Two bathrooms
- Spacious reception/dining room
- Semi open plan kitchen
- Parsons Green station
- Energy rating d

Fulham lettings 020 7384 1400





### CLAREVILLE STREET SW7 £6,500,000 FREEHOLD

The house has been re-built from behind its original façade to create an incredibly light and spacious contemporary home, with state of the art technology, under floor heating and air-conditioning. Clareville Street is a one way street just off Gloucester Road, opposite Hereford Square. Gloucester Road and South Kensington underground stations are both within walking distance, as well as a wealth of shops and restaurants in the immediate area.



### CRANLEY GARDENS SW7 £1,600,000 SHARE OF FREEHOLD

A stylish and light two bedroom apartment located on the third floor with a lift of this period building in this highly prestigious location. The reception room has wooden flooring with easterly views over the garden square, kitchen, two good sized bedrooms one with en-suite bathroom and the second bedroom leads onto the west facing roof terrace, separate shower room. Cranley Gardens is ideally located for the abundance of shops and restaurants of both the Fulham Road and Old Brompton Road as well as South Kensington tube station.



### AVONDALE MANSIONS SW6 £550 PER WEEK FURNISHED/UNFURNISHED

A newly refurbished light and bright 800 sq ft top floor flat situated in a small mansion building on a popular street off the Fulham Road. The flat has a large open plan kitchen/living room creating a fantastic entertaining space. Two good sized double bedrooms both with excellent storage by way of fitted wardrobes and a smart shower room. The flat further benefits from access to a well maintained communal garden.



### QUEEN'S GATE SW7 £725 PER WEEK FURNISHED

A beautifully finished and well - presented ground floor flat with wood floors throughout and furnished to a contemporary style. The accommodation comprises two double bedrooms with built in storage, lovely reception room, porter, modern fully integrated kitchen with beige gloss units and a luxury limestone bathroom. This charming flat has lots of character.



SIMON ARMITAGE | SALES MANAGER  
0207 581 3771 • sw7sales@druce.com



JAMES PEARCE | LETTINGS MANAGER  
sw7lettings@druce.com • 0207 581 3772



10 GLOUCESTER ROAD, LONDON SW7 4RB



# MY DREAM HOME

*This grand home's huge sense of character and prestigious location makes it an excellent choice for investment*



The apartment has ceiling heights of 4.2m in the principal rooms

## HYDE PARK GARDENS, W2



**Charles Lloyd, Head of office, Savills Mayfair and St. James's**

### Why it's a great buy

Hyde Park Gardens is arguably the finest address in W2. I lived on the Hyde Park Estate for five years and it's one of central London's most understated locations.

### The wow factor

This apartment has stunning ceiling heights of

over 4.2m in the principal rooms, the original grand staircase for the house, and it overlooks the award-winning communal gardens, with direct access from the private terrace.

### Who it would suit

Families or couples who appreciate the grand and contemporary feel, combined with plenty of outdoor space; someone who wants excellent connectivity and amenities.

### My favourite room

It would have to be the ground-floor drawing



room which, opening out to the stunning terrace and into the Boffi family kitchen, is ideal for both family living and grand entertaining.

### Why you should buy it

It is an incredibly grand yet contemporary family flat, with exceptional volume, set in a tranquil and relatively undiscovered area.

**Guide price £10,500,000. 020 7578 5100; savills.com**



Est 1904



# The Property Managers



## LEXHAM GARDENS, SW5

Leasehold 47 Years remaining

**£1,295,000**

1,251 sqft

A spectacular garden flat in immaculate condition throughout and located close to the amenities of Kensington High Street with its shops and restaurants. This spacious bright flat also benefits from a wonderful south facing garden. The flat benefits from its own street entrance.

**F.W.Gapp Sales – 0207 243 0964**



## BOLTON GARDENS, SW5

Long Let

**£1,195 PW**

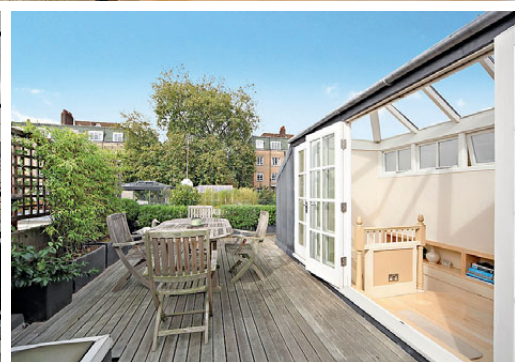
1,076 sqft

Wonderful 2 bedroom 1st floor flat in prestigious street close to Gloucester Road with views over and access to communal gardens. Recently refurbished to a high standard. Energy Rating: D

**F.W.Gapp Lettings – 0207 243 0964**

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## **Logan Mews, W8** £3,195,000 Freehold

Located on a private, cobbled mews moments from 'Stratford Village' this low-built freehold house boasts charm and style. The property offers generous entertaining space, wonderful natural light and a high quality finish throughout. Logan Mews is nestled amongst Art Deco mansion blocks and beautiful Kensington Houses, one of which was owned by Freddie Mercury. EPC=D. Reception room, dining area, four bedrooms, two bathrooms, shower room, eat-in kitchen, utility room, roof terrace and private parking space. **Joint Sole Agent**

**020 7937 9976** [chloe@mountgrangeheritage.co.uk](mailto:chloe@mountgrangeheritage.co.uk)

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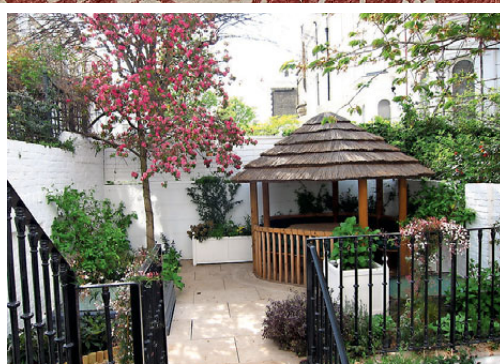
## **Lexham Gardens, W8** £1,950,000 Share of Freehold

An incredibly striking and well-appointed first floor (with lift) apartment located in one of the wider buildings on Lexham Gardens. Spanning 1,086 sq ft (approx.), the immaculately presented property benefits from a sophisticated, neutral finish throughout, high ceilings, beautiful hardwood floors, excellent storage options and leafy, south facing views from the bedrooms at the rear. If you walk through Lexham Mews you will find the highly regarded, local amenities on Stratford Road. EPC=D. Reception room, two bedrooms, two bathrooms and kitchen. **Sole Agent**

**020 7937 9976** [georgina@mountgrangeheritage.co.uk](mailto:georgina@mountgrangeheritage.co.uk)

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## **Alma Terrace, W8** £5,900 per week Fees Apply

A truly magnificent family house in the very heart of Kensington which has been redesigned to optimise space and light throughout. The house offers superb entertaining space including a cinema room as well as generous family living accommodation. The property benefits from a beautiful west-facing garden and a wonderful roof terrace. EPC=D. Drawing room, dining room, cinema room, family room, seven bedrooms, four bathrooms, office, dressing room, kitchen, utility room, garden and roof terrace. Furnished or Unfurnished.

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**Thornwood Gardens, W8 £1,950 per week\* Furnished**

A stunning two bedroom apartment located in this highly sought after development with 24 hour concierge and underground parking. Offering excellent entertaining space with a good sized reception room and modern eat-in fully fitted kitchen. (1,813 Sq ft/149 Sq m) **EPC:C**



**Pembroke Square, W8 £1,800 per week\* Unfurnished**

A rarely available four bedroom house on this very desirable garden square in central Kensington with access to a stunning communal gardens. The house further benefits from a glorious master suite on the first floor and its own patio garden. (2,065 Sq ft/191 Sq m) **EPC:E**

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**Marshall Street, SW1P £675 per week\* Furnished**

Exceptional high specification apartment situated in one of Westminster's most prestigious new development. Furnished to the very highest standard, this one bedroom property has excellent storage and would make an ideal home or pied-a-terre for a professional single tenant or couple. **EPC:TBC**



**Horseferry Road, SW1P £3,000 per week\* Unfurnished**

Luxury three bedroom three bathroom Penthouse apartment boasting spacious lateral living with panoramic living/ dining and entertaining space. With views of Big Ben and The London Eye this apartment offers a generous balcony, two underground parking spaces, access to a resident's gym and 24 hour concierge. **EPC:B**

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**Bettridge Road, SW6 £3,000,000 Freehold**

A spectacularly refurbished period house in one of the most sought after streets in Parsons Green. Considerable thought has gone in to creating a stylish and comfortable contemporary home within a Victorian exterior. **EPC:C**



**Dolphin House, Lensbury Avenue, SW6 £2,750,000 Leasehold**

A superb apartment on the 3rd floor of this spectacular modern development. The property has been converted from three bedroom into two bedrooms, but could be changed back again if desired. The huge reception room has direct views over the river, and there are two terraces, also with great views. **EPC:D**

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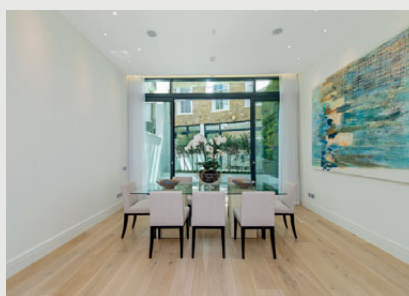
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**Clareville Street,  
South Kensington,  
SW7**

**Guide price  
£6,500,000**

**South Kensington 020 3040 6370  
southkensington.sales@kfh.co.uk**

A stunning house which has just been the subject of a full and thorough rebuild behind the original façade, including a paved garden and a garage.

This outstanding home offers impressive, versatile and well arranged living accommodation, incorporating state of the art technology, air conditioning and under floor heating.

- Four double bedrooms
- En suite to all bedrooms
- High quality kitchen
- Garage
- Quiet residential street
- Close to the tube
- EPC rating B

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## Ladbroke Square, Notting Hill, W11 £1,195,000

Holland Park 020 3542 2111  
hollandpark.sales@kfh.co.uk

A wonderfully light one bedroom flat with large windows, stylish interiors and fantastic views of and access to a desirable garden square in Notting Hill.

Ladbroke Square is a prestigious Victorian terrace bordering a beautiful garden square, conveniently situated for a great selection of cafés, bars and restaurants, and a short distance from Holland Park and Notting Hill Gate tube stations.

- One double bedroom
- En suite bathroom
- Large windows
- Stylish reception room
- Wood floors
- Stunning views
- Communal gardens
- Shared freehold
- EPC rating D





**Reporton Road,  
Fulham, SW6  
£3,467pcm**

**Fulham 020 7736 6737  
fulham.lettings@kfh.co.uk**

A large house with four double bedrooms, an additional single bedroom/study and private garden. Located in a desirable road close to Parsons Green.

- Four double bedrooms
- Single bedroom or study room
- Modern and fully equipped kitchen
- Two bathrooms
- Private garden with decked outside space
- Unfurnished
- EPC rating D

£210 tenancy agreement fee per property. Other fees apply, visit [kfh.co.uk/lettingsfees](http://kfh.co.uk/lettingsfees)

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## MILTON ABBAS, DORCHESTER – £500,000

This attractive, three bedroom semi-detached thatched cottage, occupies a delightful location and offers the chance to purchase a superbly maintained and recently sympathetically renovated home – a rare opportunity in this iconic Dorset village

- 1,300 sqft of accommodation
- Newly laid flooring throughout
- Original inglenook fireplace and bread oven
- Kitchen featuring solid wooden work-surfaces, Rayburn and double Belfast sink
- Large master bedroom suite with bespoke built-in wardrobes, dressing area and elegant shower room
- Farrow & Ball colours throughout
- South facing position
- Garden with decked terrace extending to woodlands
- Private courtyard
- Off-road parking for three vehicles
- Superfast broadband
- No onward chain

**SCHOOLS:** Milton Abbey Private School (0.6 miles), Milborne St Andrew First (2.6 miles), Bere Regis Community School (6.8 miles), Bryanston Private School (7.2 miles)

**CONNECTION TO LONDON:** Train from Dorchester or Wool (11.8 miles equidistance)

**AIRPORTS:** Boumemouth Int. (22.5 miles / 40 mins), Southampton Int. (49 miles / 1h), Heathrow (102 miles / 1h 45 mins)



# BEANEY PEARCE



Oak Lodge, W8

£2,300,000

A spacious two double bedroom, two bathroom apartment located within a secure gated development. The apartment consists of a large reception room with a bay window, a separate kitchen, an en suite to the master bedroom, two private balconies and access to outside space. The property is ideally situated for local amenities and transport links, energy rating c.

South Kensington Sales

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# BEANEY PEARCE



Earls Court Road, W8

£1,100,000

A two double bedroom apartment situated on the top of a charming period house. The property is in good condition throughout and offers a private roof terrace, energy rating e.

South Kensington Sales

020 7838 1888



Petersham Mews, SW7

£3,800,000

A unique three double bedroom mews house benefiting from a garage, a terrace and a balcony. The house has been recently refurbished throughout, energy rating c.

South Kensington Sales

020 7838 1888



Cornwall Gardens, SW7

£895 p/w

A well presented, three bedroom second floor apartment with lift access. The property is located on a popular garden square in South Kensington, energy rating d.

South Kensington Lettings

020 7838 1888



Palace Gate, W8

£1,300 p/w

A three double bedroom apartment ideally located for access to Hyde Park. The property comprises two bathrooms, a kitchen and a reception room, energy rating f.

South Kensington Lettings

020 7838 1888



# BEANEY PEARCE



Moore Street, SW3

£4,250,000

This well proportioned, six bedroom family home is ideally located in the heart of Chelsea. Further benefits from almost 2,500 sq. ft of spacious accommodation, energy rating e.

Chelsea Sales

020 7590 9510



Cadogan Gardens, SW3

£1,450,000

A third floor, two double bedroom apartment situated in the heart of Sloane Square. Accommodation benefits from views overlooking Sloane Square, energy rating c

Chelsea Sales

020 7590 9510



Godfrey Street, SW3

£2,500 p/w

A four double bedroom, family house recently refurbished to a high standard throughout. Offering three spacious reception rooms and three bathrooms, energy rating c.

Chelsea Lettings

020 7590 9500



Holbein Place, SW1

£1,495 p/w

A charming three bedroom apartment situated within a sought after apartment building with underground parking. Ideal for access to Sloane Square station, energy rating c.

Chelsea Lettings

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Tenant fees apply: £180 inc. VAT per tenancy contribution to administration, £60 inc. VAT reference fee per tenant, £144 inc. VAT towards end of tenancy check out report.



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## PARK LANE, Mayfair W1

A newly renovated three bedroom apartment of approximately 1,132 sq. ft. in one of Mayfair's most prestigious buildings. The accommodation comprises a reception room, separate kitchen, master bedroom with ensuite bathroom, two further double bedrooms and a family bathroom. Residents in 55 Park Lane benefit from the building's 24-hour concierge and security as well as the option for parking and maid service. EPC rating C.

Leasehold approximately 118 years remaining

Guide price: £3,950,000

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robert.cox@harrodsestates.com

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# HARRODS ESTATES

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## PRINCES GATE

### South Kensington SW7

Extending to over 4,570 sq. ft./ 425 sq.m. on one level, this incredibly spacious five bedroom apartment is located on the fourth floor of this mid-twentieth century purpose-built residential block with 24-hour portage, security and underground car-parking. Benefitting from over 1,300 sq. ft. of living/entertaining space the property has been refurbished to a high specification incorporating the best of 21st century technology. Located on Exhibition Road in the heart of South Kensington's famous cultural district with the Victoria & Albert Museum, Natural History and Science Museums all a few moments' walk. Also situated close to Hyde Park, the apartment is ideally positioned for the world-class amenities of Knightsbridge, South Kensington and High Street Kensington. EPC rating C.

Leasehold approximately 963 years remaining

Price: £12,700,000

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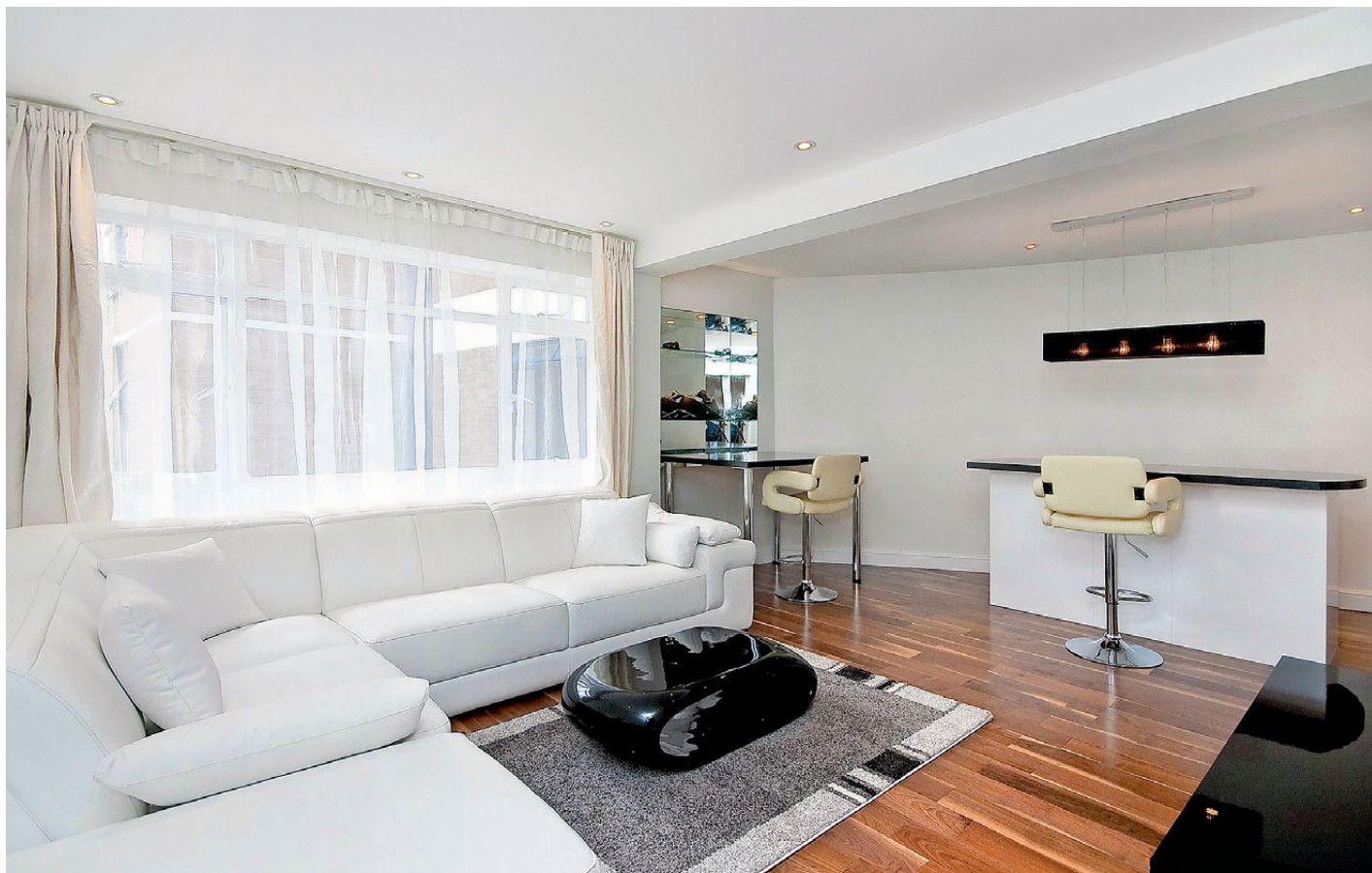


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# PLAZA

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## OVINGTON GARDENS, SW3

A bright and spacious one double bedroom flat, extending to 536 sq ft, newly modernised to a high standard and situated on the 4th floor (with lift) of this popular purpose built block in Knightsbridge.

Reception Room, Bedroom, Shower Room, Fitted Kitchen, Lift, EPC Rating E

**LEASEHOLD 52 YEARS**

**£1,310,000**





### ELVASTON MEWS, SW7

Excellent, 1st floor mews flat with contemporary interior and wood floors throughout. Quietly situated between Gloucester Road and Queen's Gate. 799 sq ft.

2 Bedrooms, 2 Bathrooms, Reception Room with Open Plan Kitchen, Air Conditioning, EPC Rating D

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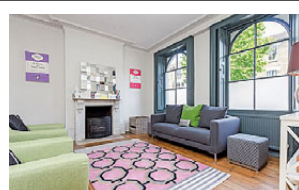
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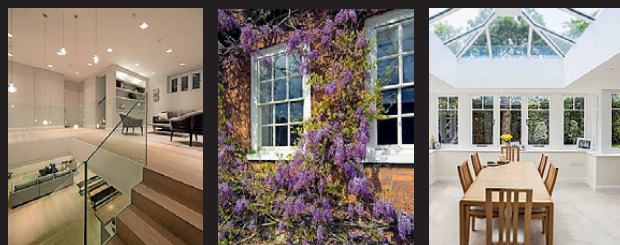
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## SUMMER BUDGET UPDATE!

Changes by the UK Government in the Summer Budget have introduced new Inheritance Tax thresholds and liabilities from 2017 to:

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